



CITY OF ST. PETERSBURG, FLORIDA  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

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## STAFF REPORT

### Community Planning and Preservation Commission Certificate of Appropriateness Request

Report to the Community Planning and Preservation Commission from the Urban Planning and Historic Preservation Division, Planning and Development Services Department, for Public Hearing and Executive Action scheduled for **Tuesday, July 12, 2022, beginning at 2:00 p.m.**, in Council Chambers of City Hall, 175 Fifth St. N., St. Petersburg, Florida. Everyone is encouraged to view the meetings on TV or online at [https://www.stpete.org/connect\\_with\\_us/stpete\\_tv.php](https://www.stpete.org/connect_with_us/stpete_tv.php).

*According to Planning & Development Services Department records, no member of the Community Planning and Preservation Commission has a direct or indirect ownership interest in real property located within 2,000 linear feet of real property contained with the application (measured in a straight line between the nearest points on the property lines). All other possible conflicts should be declared upon the announcement of the item.*



<b>Case No.:</b>	<b>22-90200049</b>
Address:	730 28 <sup>th</sup> St N
Legal Description:	STRUTHER'S REPLAT LOT 2
Parcel ID No.:	14-31-16-85608-000-0020
Date of Construction:	1951
Local Landmark:	Kenwood Section – Northwest Kenwood Local Historic District (18-90300008)
Owner:	Sean O'Brien

**Request:** Review of a Certificate of Appropriateness for alterations at 730 28<sup>th</sup> St N, to include the following:

**After the Fact:**

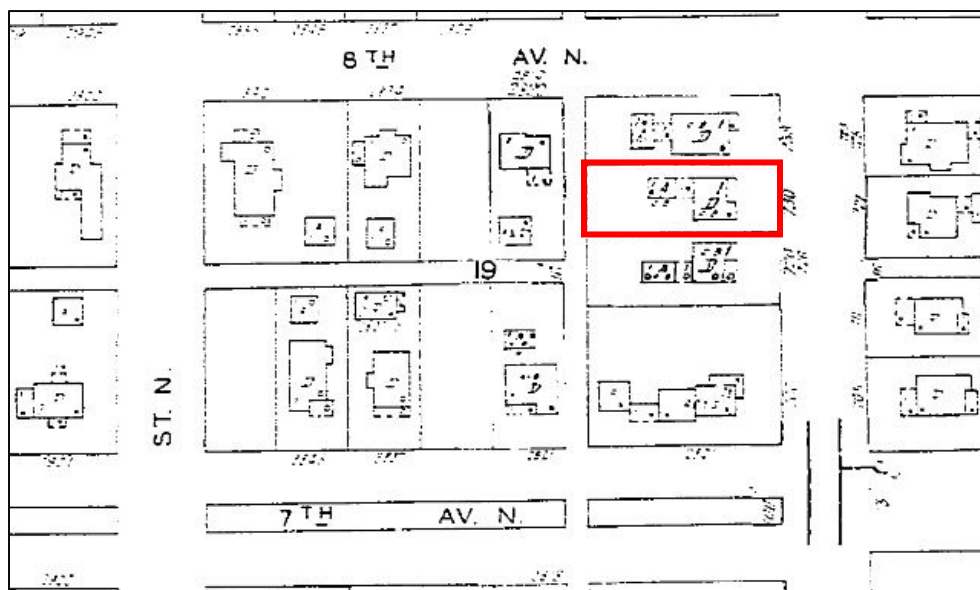
- Removal of non-historic alley-facing garage door
- Enclosure of historic garage door opening with Hardi-Board siding
- Installation of two vinyl sash windows in enclosed garage opening

**Proposed:**

- Replacement of rear wood privacy fence
- Expansion of the existing alley-facing parking pad to accommodate a second vehicle as required by NT-2 standards

## Historical Context and Significance

The Masonry Vernacular residence at 730 28<sup>th</sup> St N, constructed in 1951, features Mid-Century influences such as a low-pitched hipped roof, steel casement windows with faux shutters, horizontal banding in the stucco exterior material, and decorative metalwork surrounding the front stoop. With the exception of the enclosure of the breezeway between the street-facing residence and alley-facing semi-detached garage, the subject property retains its historic form as well as the majority of its historic, albeit simple, ornamentation. Overall, it provides a highly intact representation of early post-War infill in the Kenwood area.



**Figure 1: Sanborn Map of St. Petersburg (sheet 348, clipped), 1952, with subject property highlighted**

## Project Description and Review

### Project Description

The subject property was purchased in July 2021 by the current owner, who undertook the work of enclosing the alley-facing attached garage as living space without COA or Building Permit. A Codes Case (22-0000389) resulting from a citizen complaint was initiated on February 16, 2022, and the owner subsequently visited City offices to begin the process of applying for After the Fact permits and close the Code violation.

The property owner stated upon first meeting with historic preservation staff that he had not been aware of the requirement for a COA when performing exterior work to the subject property. Although he had initially planned to replace several historic steel casement windows, as shown in the original scope of work described in Appendix A, the plans were revised to include retention of the existing historic windows after discussion of the Design Guidelines for Historic Properties with historic preservation staff. Likewise, the proposal to replace the rear wooden fence with a horizontally oriented fence was revised to include a fence with vertically oriented boards.

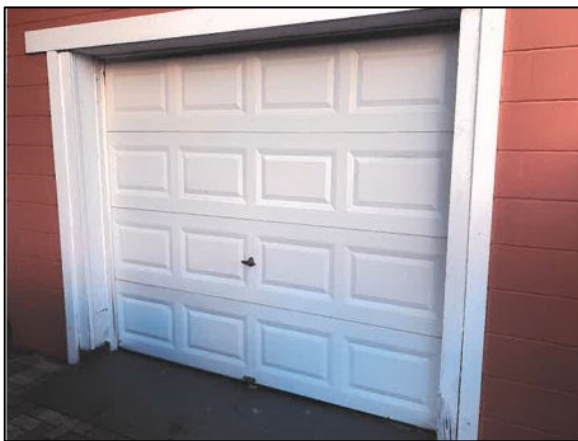
Following conversations with Historic Preservation and Development Review Services staff, the revised scope of work for this COA application is:

#### **After the Fact**

- Removal of non-historic garage door at alley-facing garage opening,
- Infill of opening with Hardi-Board siding,
- Installation of two vinyl sash windows in original garage opening.

#### **Proposed**

- Replacement of an existing six-foot privacy wooden fence with vertically oriented boards,
- Expansion of the existing alley-facing driveway with a gravel pad to provide second required off-street parking space.



**Figure 2: Non-historic garage door in opening prior to enclosure (applicant photo)**



**Figure 3: Hardi-Board siding and vinyl sash windows installed as part of garage enclosure (applicant photo)**



**Figure 4: 2019 Google Street View of property from alley**

#### General Criteria for Granting Certificates of Appropriateness

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

**Overall  
consistent**

Historic preservation best practices recommend utilizing space within the existing footprint of a building when rehabilitating to accommodate contemporary uses. As such, the enclosure of the existing garage to afford additional bedroom/bathroom space is an approach consistent with this standard.

In order to recognize the historic use of accessory spaces such as garages, it is recommended that a reference to historic openings such as garage doors be retained. This, too, has been accomplished by the applicant through the slight recess of the wall infill. Staff might have suggested windows within the infilled opening that more sensitively blend within the historic opening, but given the alteration's location facing a rear alleyway and its low visibility from the primary public space of the local historic district, staff finds this criterion to be generally satisfied.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

**Consistent**

As noted, the visibility of this alteration from other properties and public spaces in the subject district is quite low.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.*

**Somewhat Inconsistent** An ideal approach to this garage enclosure would be to visually replicate a garage door from the exterior and minimize the visual impact of the new window openings.

4. *Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.*

**Information not provided**

5. *Whether the plans may be reasonably carried out by the applicant.*

**Consistent** The garage conversion has already been completed and the applicant has paid after the fact permit and COA fees to cure the resulting Codes Violation.

6. *A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.*

**Not applicable** The subject property is listed as a contributing property.

#### Additional Guidelines for Alterations

1. *A local landmark should be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

**Consistent** The subject property is, and will continue to be, a single-family residence.

2. *The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.*

**Generally consistent** The garage door that was removed was not historic material but did serve a historic function. The infill of the opening with horizontal Hardi-Board partially references a wood or horizontally banded metal garage door that would likely have been present in this opening historically. The vinyl sash windows detract from this reference but are not highly visible.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.*

**Consistent** The proposal does not incorporate conjectural features or elements from other properties.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.*

**Consistent**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Consistent** The property owner has agreed to retain and preserve existing historic steel casement windows, rather than replace them as originally proposed, following confirmation from Development Review Services that they satisfy egress requirements for the newly created bedroom in the historic garage.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

**Not applicable** This project has not included the removal of historic materials.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Consistent** No harsh treatments have been proposed or observed.

8. *Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.*

**Not applicable** The subject property is not located within a known archaeological sensitivity area.

#### Summary of Findings, Certificate of Appropriateness Review

Staff evaluation yields a finding of the following criteria being met by the proposed project:

- General Criteria for Granting Certificates of Appropriateness: 3 of 4 relevant criteria satisfied.
- Addition Guidelines for Alterations: 5 of 5 relevant criteria met.

#### Staff Recommendation

Based on a determination of general consistency with Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission **approve with conditions** the Certificate of Appropriateness request for the alteration of the property at 730 28<sup>th</sup> St N, a contributing property to the Northwest Kenwood Local Historic District, subject to the following:

1. Wooden fencing will feature vertical boards and satisfy Zoning requirements for fence placement and height.
2. A historic preservation final inspection will be required.
3. All other necessary permits shall be obtained. Any additional work shall be presented to staff for determination of the necessity of additional COA approval.

4. This approval will be valid for 24 months from the date of this hearing, with an expiration date of July 12, 2024.

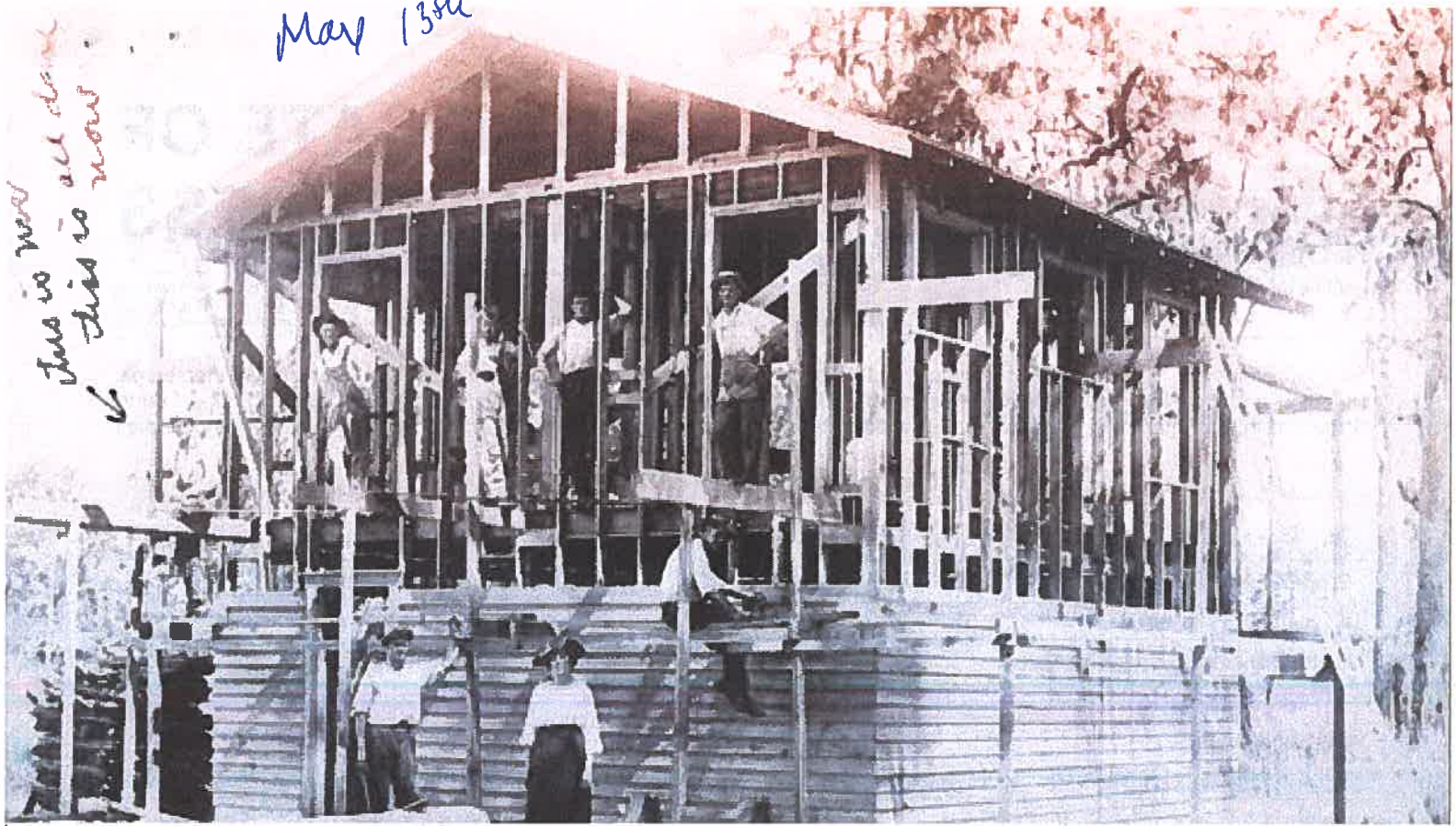
# Appendix A:

Application No. 22-90200049 and Correspondence Regarding  
Revisions



May 13<sup>th</sup>

*This is wood  
this is all done  
this is now*



## CITY OF ST. PETERSBURG, FLORIDA

# CERTIFICATE OF APPROPRIATENESS APPLICATION PACKET

CITY OF ST. PETERSBURG

MAY 12 2022

PLANNING & DEVELOPMENT SERVICES

[stpete.org/history](http://stpete.org/history)

Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg  
Municipal Services Center  
One Fourth Street North, 8<sup>th</sup> Floor  
St. Petersburg, Florida 33701



# CERTIFICATE OF APPROPRIATENESS

## APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

730 29th St N St Pete FL 33713

Property Address

Kenwood

Historic District / Landmark Name

Sean O'Brien

Owner's Name

176 Savannah St SE Atlanta GA 30316

Owner's Address, City, State, Zip Code

NA

Authorized Representative (Name & Title), if applicable

NA

Representative's Address, City, State, Zip Code

Lot 2 Struthers Replat

Parcel Identification No.

22-04001394

Corresponding Permit Nos.

(404) 358-4952

Property Owner's Daytime Phone No.

Sean\_Patrick@comcast.net

Owner's Email underscore

NA

Representative's Daytime Phone No.

NA

Representative's Email

#### APPLICATION TYPE (Check applicable)

Addition	Window Replacement
New Construction	<input checked="" type="checkbox"/> Door Replacement
Demolition	Roof Replacement
Relocation	Mechanical (e.g. solar)
Other:	

#### TYPE OF WORK (Check applicable)

Repair Only
<input checked="" type="checkbox"/> In-Kind Replacement
New Installation - <u>close in garage door</u>
Other:

### AUTHORIZATION

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

- NOTES:**
- 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.
  - 2) To accept an agent's signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner:

Date:

5/12/22

Signature of Representative:

\_\_\_\_\_

Date:

\_\_\_\_\_



# CERTIFICATE OF APPROPRIATENESS

APPLICATION

COA #

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Planning and Development Services Department by emailing directly to Historic Preservationists Laura Duvekot (Laura.Duvekot@stpete.org) or Kelly Perkins (Kelly.Perkins@stpete.org).

## PROPOSED SCOPE OF WORK

Please provide a detailed description of the proposed work, organized according to the COA Matrix. Include information such as materials, location, square footage, etc. as applicable. Attach supplementary material as needed.

Building or Site Feature	Photo No.	Proposed Work
Existing metal 8'w x 7'h garage door	1A <del>1B</del>	Remove existing 8'w x 7'h metal garage door
Enclose garage door opening	1B	Enclose 8'w x 7'h opening w/ 2x4 framing, 1/2" OSB, house wrap & 7/4" Hardi-board siding. 6" of the Hardi-board is visible
Install (2) new 3'w x 2'h windows	1B <del>1A</del>	Install (2) new 36" x 24" h windows <sup>centered</sup> in the new wall. Top of the windows are approximately 6'-8" above the driveway surface.
<del>Install</del> Replace: (1) 3'x3' window (S) (1) 3'x3' window (N) (1) 4'x4' window (N)	2 3 4	Replace exist. window with code compliant egress window Replace exist window with code compliant window " " " " " " " "
Wood Fence	5A- 5D	Replace existing wood fence with a new horizontal wood fence in same location - see plans for extent of work
Wood fence (Proposed)	6	Example of proposed 6' high horizontal wood fence



# CERTIFICATE OF APPROPRIATENESS

## GENERAL INFORMATION

### **Purpose**

The Historic and Archaeological Preservation Overlay, City Code Section 16.30.070, requires issuance of a Certificate of Appropriateness (COA) prior to any exterior alteration to a locally designated landmark or property within a locally designated historic district. Exterior alterations include, but are not limited to, the following work: changes to walls, roof, or windows; painting unpainted masonry; additions; relocation, and demolition. Building new structures and demolition requests within a historic district, as well as any digging or replacement of plantings on a designated archaeological site also require a COA. The intent of the COA is to ensure that the integrity and character of the individual landmark or historic district is maintained.

### **Pre-Application Meeting**

Applicants are encouraged to schedule a pre-application meeting with Staff prior to an application being accepted. Staff requests that all pre-application meetings be scheduled at least one (1) week prior to the application deadline. Minor maintenance projects can often be approved at this meeting. Pre-application meetings can be scheduled by calling (727) 892-5470 or (727) 892-5451.

At the meeting, staff will determine if the application is appropriate for administrative approval based upon the COA Approval Matrix as per the regulations in the Historic and Archaeological Preservation Overlay. Administrative approvals do not require a public hearing, unless an appeal is filed with the Urban Planning and Historic Preservation Division. Permits must be obtained within 18 months of approval. Staff shall have the discretion to refer any case to the Community Planning and Preservation Commission ("CPPC").

### **Application Submittal**

Only complete applications will be accepted. Complete applications must be filed by 2:00 PM on the application deadline date. Per the CPPC's Rules of Procedure, a maximum of twelve (12) applications may be scheduled for any given public hearing. This limit does not apply to applications which are determined by the Urban Planning and Historic Preservation Division to be appropriate for administrative approval. Applications requiring a public hearing are scheduled in the order received.

### **Fee Schedule**

Commission Review		Staff Review	
Additions	\$ 300.00	General Application	\$ 50.00
Appeal	\$ 250.00	Appeal	\$ 250.00
Alterations and Repair	\$ 300.00		
Demolition (primary building)	\$ 1,000.00		
Demolition (accessory structure)	\$ 500.00		
New Construction	\$ 300.00		
Relocation	\$ 500.00		
<i>After-the-Fact – Twice the initial fee; Revision of previously approved COA - ½ of the original fee</i>			

### **Site Plans, Floor Plans, and Elevation Drawings**

All applications for the CPPC require a detailed, accurate site plan or survey and elevation drawings. Some applications for the CPPC require floor plans as well. Staff strongly encourages applicants to retain the services of a design professional to prepare the required plans. The City is unable to accept site plans, floor plans, or elevations that are incomplete, illegible, unclear, or do not meet the criteria listed on the "List of Required Submittals." Such determinations are made at the discretion of the City.



# CERTIFICATE OF APPROPRIATENESS

## GENERAL INFORMATION

### **Community Planning and Preservation Commission Review**

By applying to the CPPC, the applicant grants permission for Staff and members of the CPPC to visit the subject property to evaluate the request. Applicants with special requests related to timing of site visits should advise Staff in writing at the time of application submittal.

### **Legal Notification**

All applications that require CPPC approval shall provide public notification. The applicant will be required to send via the U.S. Postal Service, notification letters to all property owners within 200 linear feet of the subject property. The City will provide one original notification letter, mailing labels, and instructions. These legal notifications must be mailed by the dates noted on the CPPC schedule with verification of mailing returned to staff within seven (7) days of the meeting date.

### **Public Hearing**

Applications appropriate for public hearing will be heard by the CPPC on the dates listed on the CPPC Schedule. The public hearings begin at 2:00 p.m. in the City Council Chambers at City Hall, located at 175 5th Street North. All proceedings are quasi-judicial.

### **CPPC Approvals**

If approved by the CPPC, the applicant must wait to initiate construction until after the ten (10) day appeal period. Permits and inspections are required, when applicable. Permits must be obtained within 18 months from the date of the CPPC decision, unless otherwise directed by the CPPC. After the expiration date, a one-year extension to complete the work in progress may be approved in the manner originally approved if the owner can show why the work has not been completed.

All conditions of approval must be satisfied and approved through inspection by Historic Preservation staff before the final building inspection is approved. Failure to satisfy these requirements will invalidate the approval of the request. Approval of a request by the CPPC or Historic Preservation Division does not grant or imply other variances from the City Code, FEMA regulations, or other applicable codes.

### **FEMA Regulations**

FEMA regulations may affect your ability to proceed with your plans – even if approved by the CPPC. Designated properties may receive variances from local flood hazard requirements when rehabilitating their buildings. Applicants are advised to contact the City's FEMA Coordinator at (727) 893-7283 to determine the impact of FEMA regulations, if any.



# Certificate of Appropriateness Approval Matrix

(City Code Section 16.30.0070.2.6, updated February 10, 2015)

	CONTRIBUTING & INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
<b>ADDITIONS</b>						
All		X			X	
<b>ARCHAEOLOGY</b>						
Ground disturbing activities	Certificate to Dig Required			Certificate to Dig Required		
<b>CANVAS AWNINGS</b>						
Installation, removal, or alterations	X			X		
<b>CLEANING</b>						
1. Pressure washing, less than 100 psi			X			X
2. Other methods and applications	X			X		
<b>CARPORTS and PORTE COCHERES</b>						
All alterations		X		X		
<b>DECKS, PATIOS</b>						
1. With a roof		X		X		
2. Without a roof	X			X		
<b>DEMOLITIONS</b>						
1. Primary structures		X			X	
2. Accessory structures, historic		X		X		
3. Accessory structures, non-historic	X			X		
4. Historic additions		X			X	
5. Non-historic additions	X			X		
<b>DOORS, ENTRIES, AND GARAGE DOORS</b>						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		
4. Entry features	X			X		
5. ADA requirements	X			X		
6. Other alterations	X			X		
<b>DRIVEWAYS</b>						
1. Change in materials	X			X		
2. Change in size or configuration	X			X		
3. New or relocated driveway	X			X		
<b>EXTERIOR WALL FINISH</b>						
1. Removal of non-historic material	X			X		
2. All other finishes (including painting of an originally unpainted surface)	X			X		
3. Waterproofing	X			X		
<b>FOUNDATIONS</b>						
1. Same material, style, and size	X			X		
2. Change in material, style, or size		X		X		
3. Sidewalk vault lights	X			X		
<b>INTERIOR ALTERATIONS</b>						
Ad Valorem Tax Exemption Apps ONLY	X					X
<b>LANDSCAPE FEATURES</b>						
1. Arbors, pergolas, and gazebos	X			X		
2. Permanent water features	X			X		
3. Lighting	X			X		
4. Sidewalks	X			X		
5. Walkways	X			X		
6. Planting or removal, non-historic vegetation			X			X
7. Alteration, planting, removal, historic vegetation	X			X		
8. Other	X			X		



# Certificate of Appropriateness Approval Matrix

(City Code Section 16.30.0070.2.6, updated February 10, 2015)

	CONTRIBUTING and INDIVIDUAL LANDMARKS			NON-CONTRIBUTING		
	Staff	CPPC	No Review	Staff	CPPC	No Review
<b>MECHANICAL SYSTEMS</b>						
1. Electrical, plumbing, pool equipment	X			X		
2. HVAC	X			X		
3. Solar Panels	X			X		
4. Other	X			X		
<b>NEW CONSTRUCTION</b>						
All		X			X	
<b>PAINTING</b>						
1. Painting previously painted surfaces			X			X
2. Changes in paint color			X			X
<b>PLAQUES AND MARKERS</b>						
All	X			X		
<b>POOLS</b>						
1. Above ground pools		X		X		
2. In ground pools	X			X		
3. Pool screen enclosures	X			X		
<b>PORCHES AND BALCONIES</b>						
1. Open an enclosed porch	X			X		
2. Enclose a porch		X		X		
3. Alterations		X		X		
<b>RELOCATION</b>						
1. Into a Local Landmark district		X			X	
2. Other		X		X		
<b>RESTORATION (A return to the original based on historic evidence as originally designed and constructed.)</b>						
All	X			X		
<b>ROOF and CHIMNEYS</b>						
1. Same materials and shape	X			X		
2. Change in materials		X		X		
3. Change in shape		X		X		
4. Other alterations		X		X		
<b>SIGNS</b>						
All signage	X			X		
Street numbers			X			X
<b>SHEDS</b>						
Less than 100 sq. ft.	X			X		
<b>SHUTTERS</b>						
1. Removable shutters	X			X		
2. Permanent shutters	X			X		
<b>SITE WALLS AND FENCES</b>						
1. Walls or fences behind the front façade	X			X		
2. Walls or fences in front of or equal to front façade		X		X		
3. Retaining walls	X			X		
4. Demolition, historic		X		X		
5. Sea walls	X			X		
<b>WINDOWS</b>						
1. Same materials, style, and size	X			X		
2. Change in materials or style		X		X		
3. Change in openings		X		X		

**NOTES:**

Any formal appeal of a City staff determination shall be acted upon first by the City's Community Planning and Preservation Commission ("CPPC").

Any formal appeal of a CPPC determination shall be acted upon in accordance with Section 16.70.015 titled, "Decisions and Appeals Table."

The POD may refer a COA application for public hearing review where the request is not substantially similar to another action already listed, or if the request is non-traditional, may set precedent and therefore requires the benefit of public deliberation and a CPPC decision.



# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, ALTERATIONS

- Completed COA application**
- Application fee (Confirm w/City Staff, based on type of review)**
- Site plan or survey of the subject property:**
  - To scale, no larger than 11" x 17" paper or digital submission
  - North arrow
  - Setbacks of structures to the property lines
  - Dimensions, locations of all property lines, structures, parking spaces
- Floor Plans and Elevations:**
  - To scale, no larger than 11" x 17" paper
  - Depicts all sides of existing & proposed structure(s)
- Photographs of the subject property**
- Written description explaining how the proposed work complies with the following evaluation criteria:**
  1. A local landmark should be used for its historic purpose or be adaptively fit into a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  2. The distinguishing historic qualities or character of a building, structure, or site and its environment shall be preserved. The removal or alteration of any historic material or distinctive architectural features shall be avoided when reasonable.
  3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings without sufficient documentary evidence, shall not be undertaken.
  4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved, as appropriate.
  5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
  6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, texture, and other visual qualities and, where reasonable, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
  7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
  8. Significant archaeological resources affected by a project shall be protected and preserved if designated pursuant to this section. If such resources must be disturbed, mitigation measures shall be undertaken.

(continued next page)





# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, ALTERATIONS

### Typical Alterations and Minimum Requirements for Submittals

Please be advised that UPHP staff may request additional information or a site visit

Type of work	Minimum Required Submittals
Canvas Awnings	<ul style="list-style-type: none"> <li>Plan drawings showing proposed location</li> <li>Image and dimensions of proposed awnings</li> <li>Photographs of extant conditions in location of proposed</li> </ul>
Door Replacement	<ul style="list-style-type: none"> <li>Plan drawings showing proposed location</li> <li>Photographs of existing door, general area of proposed location, and resource view from Right of Way</li> <li>Manufacturers brochure or detail of proposed replacement</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>Site plan showing proposed location</li> <li>Photograph of existing location</li> <li>Materials and measurements of proposed</li> </ul>
Exterior Wall Repair Siding, Stucco, etc.	<ul style="list-style-type: none"> <li>Location description</li> <li>Description of proposed materials</li> <li>Photographs showing condition of existing to be replaced</li> </ul>
Fences	<ul style="list-style-type: none"> <li>Survey indicating proposed location</li> <li>Photograph showing area where fence will be constructed</li> <li>Type of fence, material, and any treatment</li> </ul>
Mechanical Systems Electrical/plumbing work HVAC, Solar Panels, etc.	<ul style="list-style-type: none"> <li>Location, profile, and dimension of units</li> <li>If rooftop unit: dimensions including height of roof and setback of unit from eaves</li> <li>Photograph of proposed location of work and of resource from public Right of Way</li> </ul>
Minor Maintenance	<ul style="list-style-type: none"> <li>Photographs showing existing condition</li> <li>Description of work and estimated square footage of space impacted</li> </ul>
Pools	<ul style="list-style-type: none"> <li>Site plan showing proposed location</li> <li>Photograph of proposed location and of resource from public Right of Way</li> <li>Materials to be used</li> <li>Description of any landscaping, fencing, or other screening to be installed</li> </ul>
Reroofing	<ul style="list-style-type: none"> <li>Photographs of building and roof condition</li> <li>Description of roof materials to be used</li> </ul>
Sheds	<ul style="list-style-type: none"> <li>Survey showing placement</li> <li>Photographs of proposed location and of resource from public Right of Way</li> <li>Drawings indicating measurements and materials</li> </ul>
Shutters / Hurricane Panels	<ul style="list-style-type: none"> <li>Photographs of proposed location and resource from public Right of Way</li> <li>Images of shutters and description of material and style</li> </ul>
Window Replacement	<ul style="list-style-type: none"> <li>Floorplan indicating location of each replacement</li> <li>Photographs of each elevation to be affected, existing windows, and resource from public Right of Way</li> <li>Dimensioned and scaled profile of proposed windows</li> <li>Dimension and profile of any trim, sills, or other ornamentation impacted</li> <li>Manufacturer's brochure and photographs of proposed location</li> <li>Description and elevation drawings of any proposed changes to opening sizes, location, etc.</li> </ul>

# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, WINDOW REPLACEMENT

- Completed COA application**
- Application fee - \$50 (same materials) or \$300 (change of materials)**
- Floor Plans and Elevations:**
  - To scale, no larger than 11" x 17" paper or digitally submitted
  - Depicts all sides of existing & proposed structure(s)
  - Indicate location of each window replacement
- Window Schedule specifying existing windows to be replaced: materials, size, type, finish**
- Number Key Photos, Floor Plans, and Elevation to correspond with Window Schedule**
- Dimensioned and scaled profile section of new windows**
- Manufacturers brochure and catalog photo of proposed replacement**
- Written description explaining how the proposed window replacement complies with the following evaluation criteria:**
  1. The replacement window and glass shall be impact resistant.
  2. The replacement window shall be Energy Star qualified for southern climate zones.
  3. The replacement window shall be setback into the wall the same distance as the historic window.
  4. The replacement window shall be the same size and shape as the historic window and opening. Historic openings shall not be altered in size. Existing, exterior trim shall be retained, where practicable.
  5. The replacement window shall have the same light configuration as the historic window. If the historic window configuration cannot be determined, the replacement window configuration shall be appropriate to the architectural style of the subject building;
  6. The replacement window shall have the same visual qualities of the historic window, where commercially reasonable:
    - a. Where provided, muntins and mullions shall have the same dimensions and profile of the historic muntins and mullions.
    - b. For hung windows, stiles shall align vertically and be the same width at the upper and lower sashes.
    - c. The top, meeting and bottom rails of a hung window, including the corresponding blind stop, shall have the same dimensions and profile of the historic window.
  7. The finished surface and appearance shall match the historic window, where practicable.



# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, NEW CONSTRUCTION

- Completed COA application**
- Application fee - \$300.00**
- Site plan or survey of the subject property:**
  - To scale, no larger than 11" x 17" paper or digitally submitted
  - North arrow
  - Setbacks of structures to the property lines
  - Dimensions, locations of all property lines, structures, parking spaces
- Floor Plans and Elevations:**
  - To scale, no larger than 11" x 17" paper or digitally submitted
  - Depicts all sides of existing & proposed structure(s)
- Photographs of the subject property**
- Written description explaining how the proposed work complies with the following evaluation criteria:**
  1. The height and scale of the proposed new construction shall be visually compatible with contributing resources in the district.
  2. The relationship of the width of the new construction to the height of the front elevation shall be visually compatible with contributing resources in the district.
  3. The relationship of the width of the windows to the height of the windows in the new construction shall be visually compatible with contributing resources in the district.
  4. The relationship of solids and voids (which is the pattern or rhythm created by wall recesses, projections, and openings) in the front facade of a building shall be visually compatible with contributing resources in the district.
  5. The relationship of the new construction to open space between it and adjoining buildings shall be visually compatible with contributing resources in the district.
  6. The relationship of the entrance and porch projections, and balconies to sidewalks of the new construction shall be visually compatible with contributing resources in the district.
  7. The relationship of the materials and texture of the facade of the new construction shall be visually compatible with the predominant materials used in contributing resources in the district.
  8. The roof shape of the new construction shall be visually compatible with contributing resources in the district.
  9. Appurtenances of the new construction such as walls, gates and fences, vegetation and landscape features, shall, if necessary, form cohesive walls of enclosures along a street, to ensure visual compatibility of the new construction with contributing resources in the district.

(continued next page)



# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, NEW CONSTRUCTION

- 
8. The mass of the new construction in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with contributing resources in the district.
  9. The new construction shall be visually compatible with contributing resources in the district in its orientation, flow, and directional character, whether this is the vertical, horizontal, or static character.
  10. New construction shall not destroy historic materials that characterize the local landmark or contributing property to a local landmark district. The new construction shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the local landmark and its environment, or the local landmark district.
  11. New construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the local landmark and its environment would be unimpaired.



# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, DEMOLITION

- Completed COA application**
- Application fee - \$1000.00 Primary Building / \$500 Accessory Structure**
- Site plan or survey of the subject property:**
  - To scale on 8.5" x 11" paper
  - North arrow
  - Setbacks of structures to the property lines
  - Dimensions, locations of all property lines, structures, parking spaces
- Elevation drawings:**
  - On 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - Depicts all sides of existing & proposed structure(s)
- Floor plans:**
  - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
  - North arrow
  - Locations of all doorways, windows, and walls (interior & exterior)
  - Dimensions and area of each room
- Photographs of the subject property**
- Written description explaining why there is no feasible alternative to demolition, no reasonable beneficial use of the property or why the applicant cannot receive a reasonable return on a commercial or income-producing property:**

The CPPC may solicit expert testimony and will likely request that the applicant furnish such additional information believed to be necessary and relevant in the determination of whether there is a reasonable beneficial use or a reasonable return:

1. A report from a licensed architect or engineer who shall have demonstrated experience in structural rehabilitation concerning the structural soundness of the building and its suitability for rehabilitation including an estimated cost to rehabilitate the property.
2. A report from a qualified architect, real estate professional, or developer, with demonstrated experience in rehabilitation, or the owner as to the economic feasibility of rehabilitation or reuse of the property. The report should explore various alternative uses for the property and include, but not be limited to, the following information:
  - a. The amount paid for the property, date of purchase, remaining mortgage amount (including other existing liens) and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

(continued next page)

# CERTIFICATE OF APPROPRIATENESS

## CHECKLIST, DEMOLITION

- 
- b. The most recent assessed value of the property.
  - c. Photographs of the property and description of its condition.
  - d. Annual debt service or mortgage payment.
  - e. Real estate property taxes for the current year and the previous two years.
  - f. An appraisal of the property conducted within the last two years. The City may hire an appraiser to evaluate any appraisals. All appraisals shall include the professional credentials of the appraiser.
  - g. Estimated market value of the property in its current condition; estimated market value after completion of the proposed demolition; and estimated market value after rehabilitation of the existing local landmark for continued use.
  - h. Evidence of attempts to sell or rent the property, including the price asked within the last two years and any offers received.
  - i. Cost of rehabilitation for various use alternatives. Provide specific examples of the infeasibility of rehabilitation or alternative uses which could earn a reasonable return for the property.
  - j. If the property is income-producing, submit the annual gross income from the property for the previous two years as well as annual cash flow before and after debt service and expenses, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and projected five-year cash flow after rehabilitation.
  - k. If the property is not income-producing, projections of the annual gross income which could be obtained from the property in its current condition.
  - l. Evidence that the building can or cannot be relocated.
  - m. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.
  - n. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.
3. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.
  4. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.
-

## COA Application - 730 28<sup>th</sup> St. N St Pete FL 33713

### Description of Work:

- 1) Remove existing steel garage door of no known historical significance (see photo 1A). Note this (West) elevation faces the alley.
- 2) Enclose garage door opening via wood framing, ~~OSB~~ OSB siding, house wrap and 7/4" wide (6" exposed) Hardi-board siding to match existing siding on the north & south sides of the <sup>existing enclosed</sup> breezeway. Install (2) new 3'w x 2'h code compliant windows to match existing West elevation windows (see photo 1B). New enclosure wall is recessed in the opening as shown on the drawings and framed ~~to~~ with 1"x4" & 1"x6" moulding to provide an architecturally appealing elevation.
- 3) On the ~~West~~ <sup>South</sup> elevation, replace existing 3'x3' window with code compliant casement window that meets egress requirements. Note this (South) elevation is enclosed by a 6' high wood fence. (See photo 2)
- 4) On the North elevation, ~~replace~~ replace (1) existing 3'x3' window with code compliant single hung windows. Note this <sup>(North)</sup> elevation faces the neighbors side yard and is enclosed by a 6' high wood fence at the east & west ends of the house (see photos 3 & 4)
- 5) Replace the existing vertical slatted wood fence with a horizontal slatted wood fence to remain in the same locations as shown on the drawings and photos. (see photos 5A-5D)

JOB NO.: 220434  
 DRAWN BY: MCM  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 4/01/2022

**MURPHY'S LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

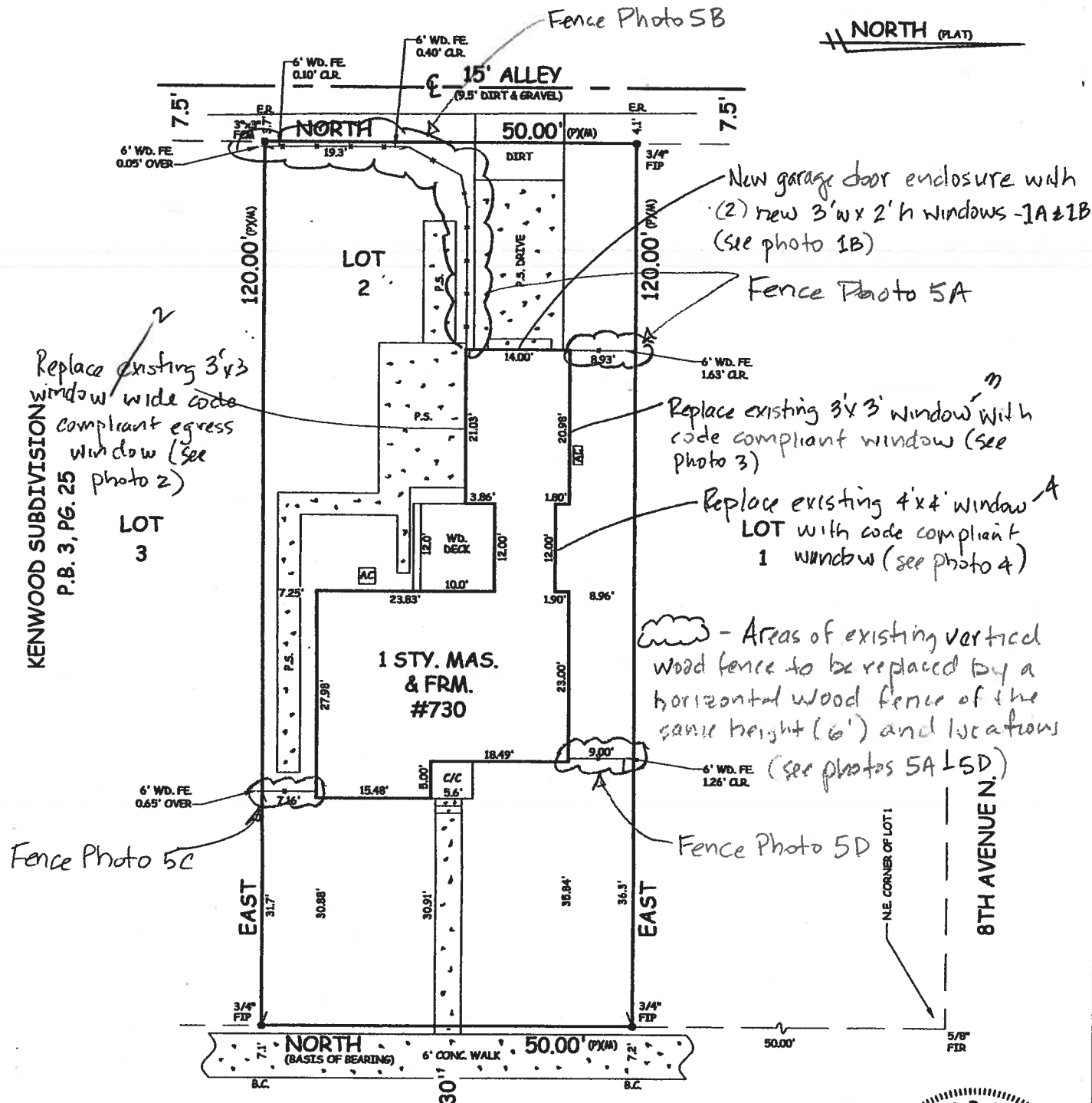
L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Sean O'Brien

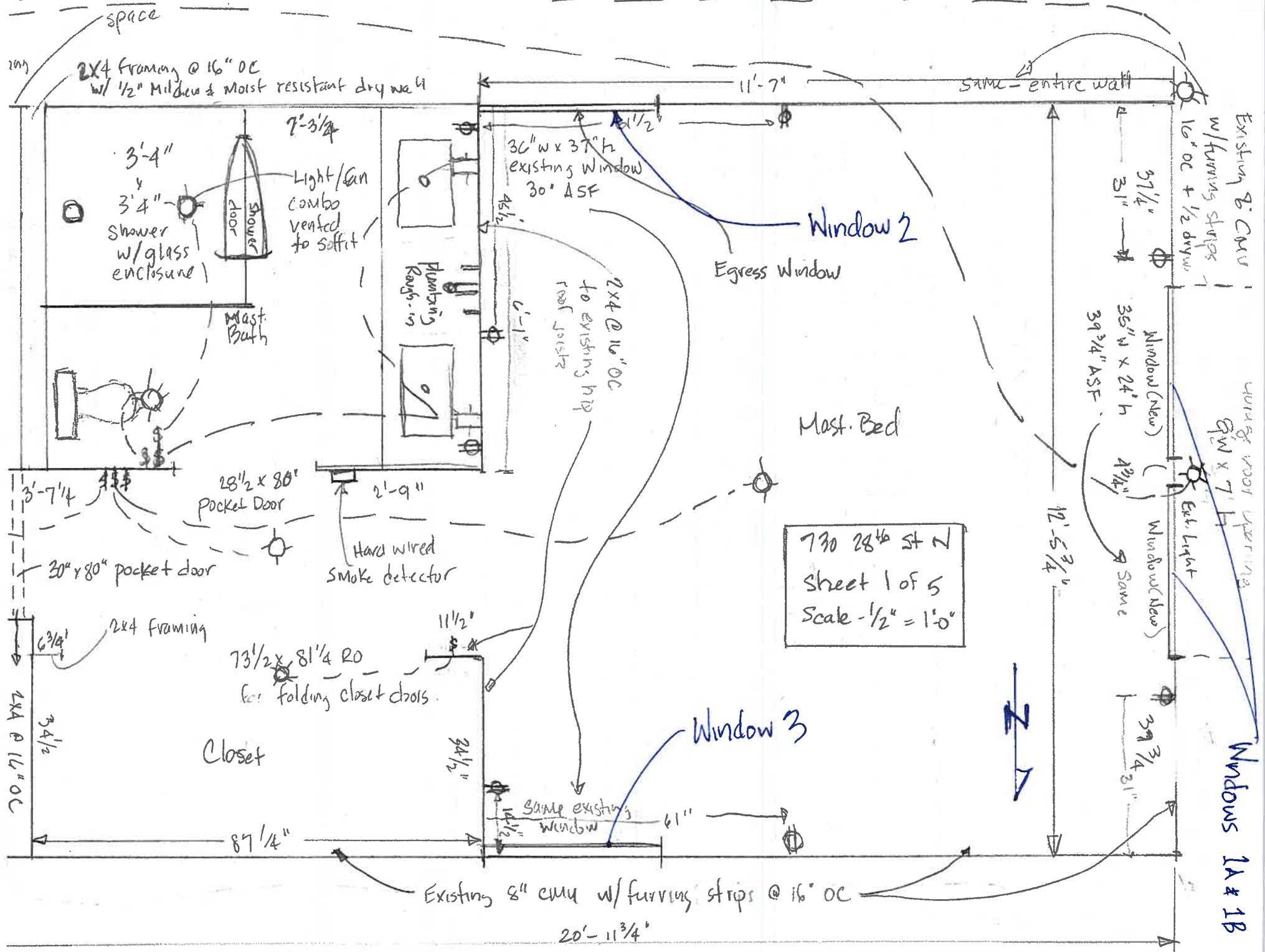
SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 14 TWP. 31 S. RGE. 16 E.







2x4 Framing @ 16" OC  
w/ 1/2" Mildew & Moist resistant dry wall

3'-4" x 3'-4" Shower w/glass enclosure

7'-3/4" Light/Fan Combo vented to soffit

36" W x 37" H existing Window  
30" ASF

Window 2

Egress Window

Mast. Bath

Plumbing Rough-ins

2x4 @ 16" OC to existing hip roof joists

Mast. Bed

730 28th St N  
Sheet 1 of 5  
Scale - 1/2" = 1'-0"

28 1/2 x 80" Pocket Door

2'-9"

Hard wired Smoke detector

3'-7 1/4"

30" x 80" pocket door

2x4 Framing

73 1/2 x 81 1/4 RO for folding closet doors

Closet

Window 3

Same existing window

Existing 8" CMU w/ furring strips @ 16" OC

20'-11 3/4"

same - entire wall

Existing 8" CMU w/ furring strips @ 16" OC + 1/2 dryw

Window (New) 35" W x 24" H 39 3/4" ASF

12'-5 3/4"

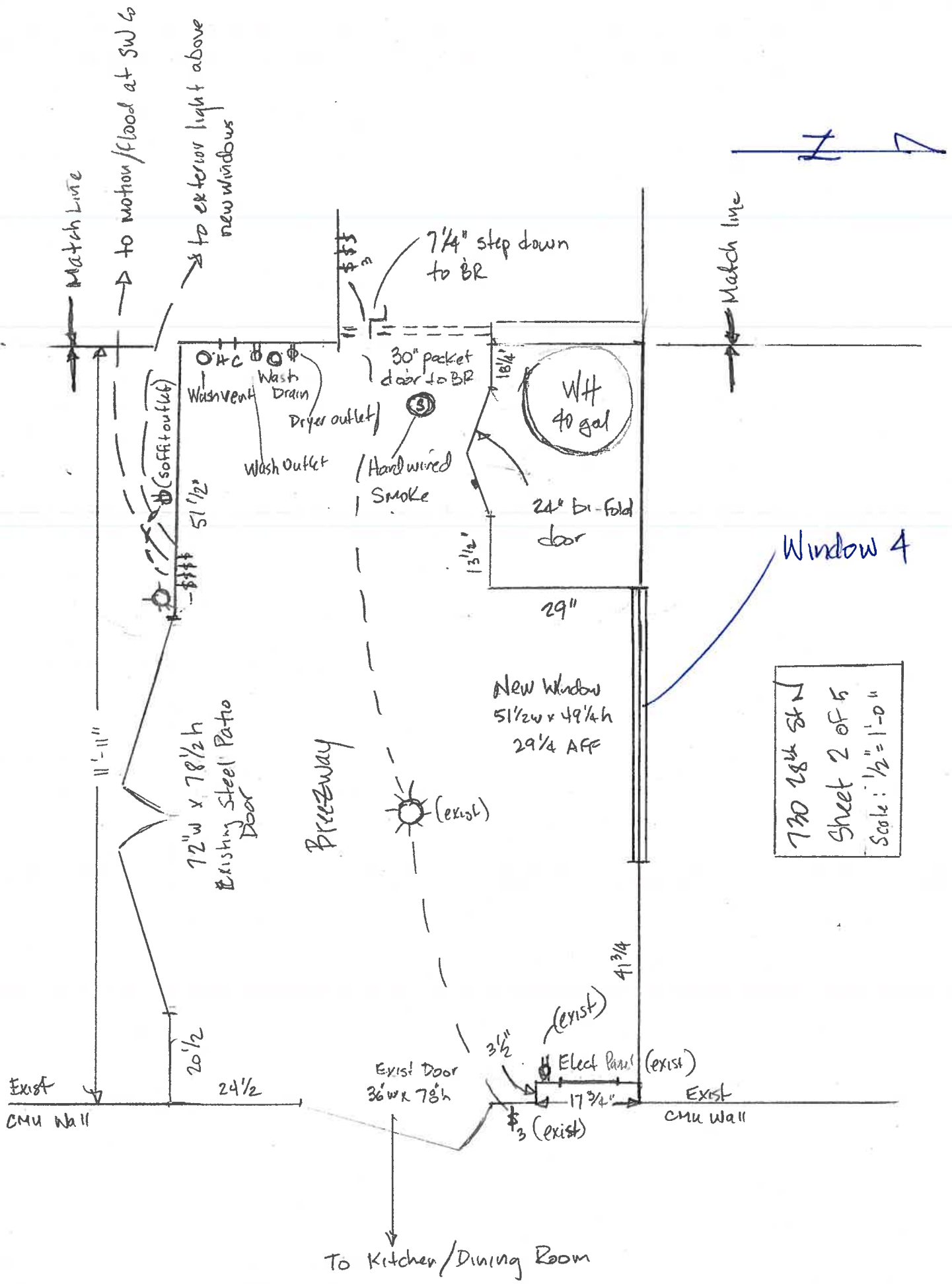
Window (New) Window (New)

Ext. Light

GW x 7' H

Windows 1A & 1B

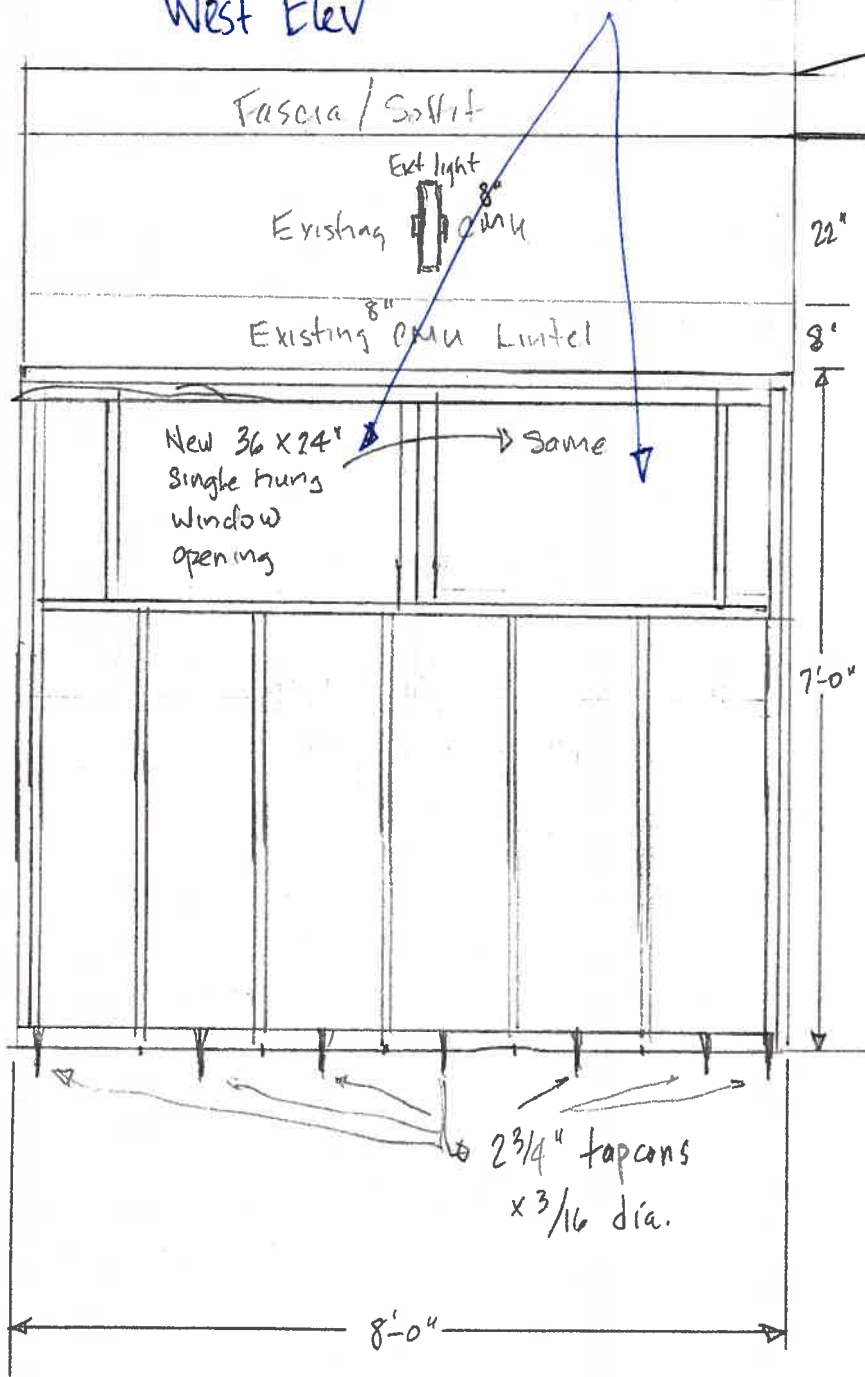




West Elev

Windows 1A & 1B

Garage Opening Elev/Wall Section



22"  
8'  
7'-0"

Fascia / Soffit

Existing Ext light

Existing Lintel

New 36 x 24" Single hung window opening

Same

2 3/4" tapcons x 3/16 dia.

8'-0"

1/2" OSB siding w House Wrap

2x4 PT anchored same as bottom plate  
2x4 window header

7/8" Hardboard siding w/6" exposed

2x4 framing @ 16" O.C  
w/ R-13 Insulation

1/2" OSB w/ House Wrap

2x4 PT anchored to slab w/ 2 3/4" tapcons @ each end  
and 16" O.C.

730 28 1/2" S.F. N

Sheet 3 of 5

Scale: 1/2" = 1'-0"

Photo 6 - Proposed Wood Fence



# CoA Application - 730 28th St N St Rel FL 33713

## Window Schedule

<u>Window Designation</u>	<u>Location</u>	<u>Size</u>	<u>Type</u>
1A & 1B	West Elev	3'w x 2'h	Single Hung - American Craftsmen Series 50 Non-Impact
2	So Elev	3'w x 3'h	Caseament - American Craftsmen Series 70 - Impact
3	No Elev	3'w x 3'h	Single Hung - American Craftsmen Series 70 - Impact
4	No Elev	4'w x 4'h	Single Hung - American Craftsmen Series 70 - Impact



# The Home Depot Special Order Quote

Customer Agreement #: H0257-532617

Printed Date: 5/11/2022

**Customer:** SEAN OBRIEN

**Address:** 730 28TH ST N  
ST PETERSBURG, FL  
33713

**Phone 1:** 404-358-4952

**Phone 2:** 404-358-4952

**Email:** SEAN\_PATRICK@COMCAST  
.NET

**Store:** 0257

**Associate:** GERARD

**Address:** 2300 22ND AVE NORTH  
SAINT PETERSBURG, FL  
33713

**Phone:** 727-898-1100

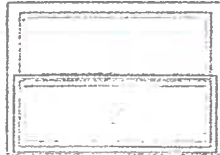
**Pre-Savings Total:** ██████████

**Total Savings:** ██████████

**Pre-Tax Price:** ██████████

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.

Windows 1A & 1B



Standard Width = RO: 36 3/8" | UNIT:  
35 7/8"

Standard Height = RO: 25 3/8" |  
UNIT: 24 7/8"

Frame Width = 35 7/8

Frame Height = 24 7/8

## Product Overview

American Craftsman 50 Series Single-Hung windows are designed for easy window replacement or installation into new openings. Offering a masonry flange frame type for block construction, this 50 Series single-hung also features an energy efficient design and a low-maintenance vinyl interior and exterior that never needs painting. The bottom sash of this window operates for ventilation and tilts in for easy cleaning.

## Additional Resources

### From the Manufacturer

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

# Specifications

## Dimensions

Grid Width (in.)	None	Jamb Depth (in.)	2.7
Product Depth (in.)	3.5	Product Height (in.)	24.875
Product Width (in.)	35.875	Rough Opening Height (In.)	24.875
Rough Opening Width (In.)	35.875	Width (in.) x Height (in.)	35.875 x 24.875

## Details

Exterior Color/Finish Family	White	Features	Tilt-In Cleaning
Frame Material	Vinyl	Glass Type	Low-E Glass
Glazing Type	Double-Pane	Hardware Color/Finish Family	White
Included	Hardware	Interior Color/Finish Family	White
Number of Locks	2	Product Weight (lb.)	24
Solar Heat Gain Coefficient	0.26	U-Factor	0.29
Window Use Type	Replacement		

## Warranty / Certifications

Energy Star Qualified	Southern	Manufacturer Warranty	Limited Lifetime Warranty
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# AMERICAN CRAFTSMAN WINDOWS SILVER LINE WINDOWS AND DOORS

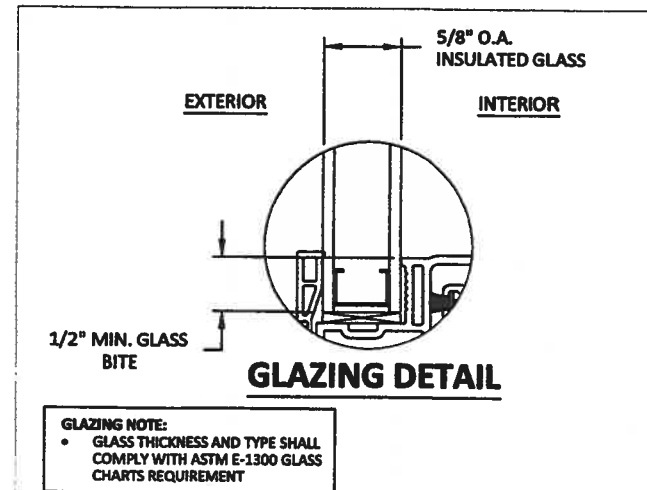
## 50 SERIES / V1 SERIES / (2111) SINGLE HUNG WINDOWS (NON-HVHZ)(NON-IMPACT)

### GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - AAMA/WDMA/CSA 101/LS.2/A440-11
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
5. APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: PVC
7. GLASS SHALL MEET THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

DESIGN PRESSURE TABLE			
SIZE	CONFIGURATION	DESIGN PRESSURE	MISSILE IMPACT RATING
36.0" X 62.0"	O/X	+50/-50 PSF	NON-IMPACT
45.0" X 62.0"	O/X	+40/-40 PSF	NON-IMPACT
52.0" X 73.0"	O/X	+30/-30 PSF	NON-IMPACT

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAILS
2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	ANCHOR DETAIL & SCHEDULE



AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 50 SERIES/V1 SERIES / (2111)  
SINGLE HUNG- WINDOWS  
(NON-HVHZ)(NON-IMPACT)

GENERAL NOTES & GLAZING DETAIL

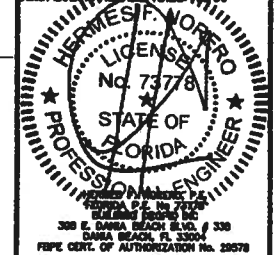
PREPARED BY:  
BUILDING DROPS, INC.  
300 E. DANIA BEACH BLVD., STE. 100  
DANIA BEACH, FL 33017  
PH: (954) 944-4718  
FAX: (954) 944-4718  
WEB: www.buildingdrops.com



REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by Hermes F Norero  
Reason: I am approving this document  
Date: 2020.10.23 09:28:50 -0400



FL #: **FL14911**

DATE: **09.20.17**

DWG. BY: **CL**      CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **SWD018**

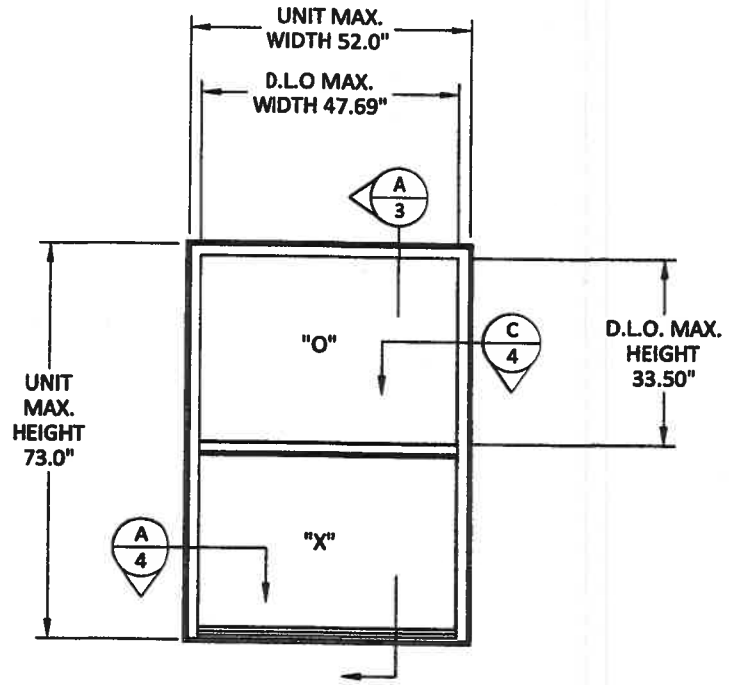
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**1**

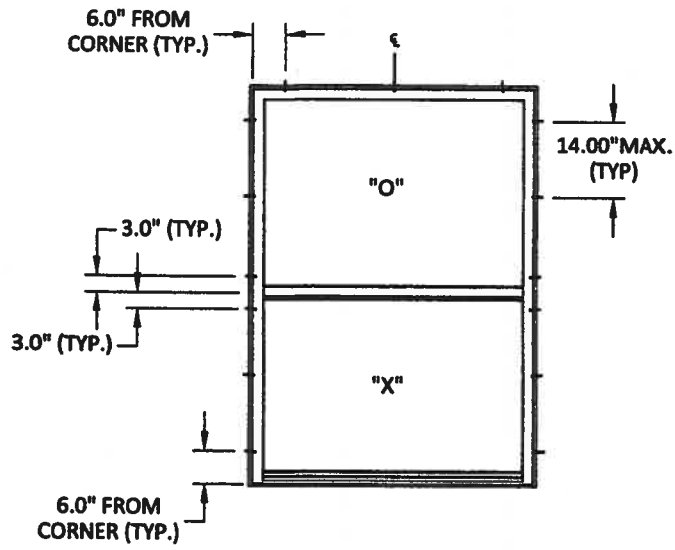
OF 4



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**ELEVATION**



**ANCHOR LAYOUT THROUGH FRAME**

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

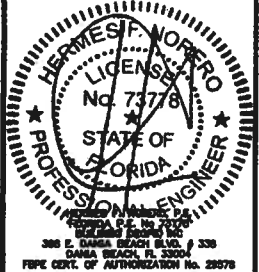
TITLE: 50 SERIES/V1 SERIES/ (2111)  
SINGLE HUNG - WINDOWS  
(NON-HVHZ)/(NON-IMPACT)

ELEVATIONS & ANCHOR LAYOUTS

PREPARED BY:  
BUILDING DROPS, INC.  
200 E. DANIA BEACH BLVD., STE. 108  
DANIA BEACH, FL 33024  
PH: (954) 944-4778  
FAX: (954) 944-4779  
WEB: www.buildingdrops.com

REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20

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FL #: **FL14911**

DATE: **09.20.17**

DWG. BY: **CL** | CHK. BY: **HFN**

SCALE: **NTS**

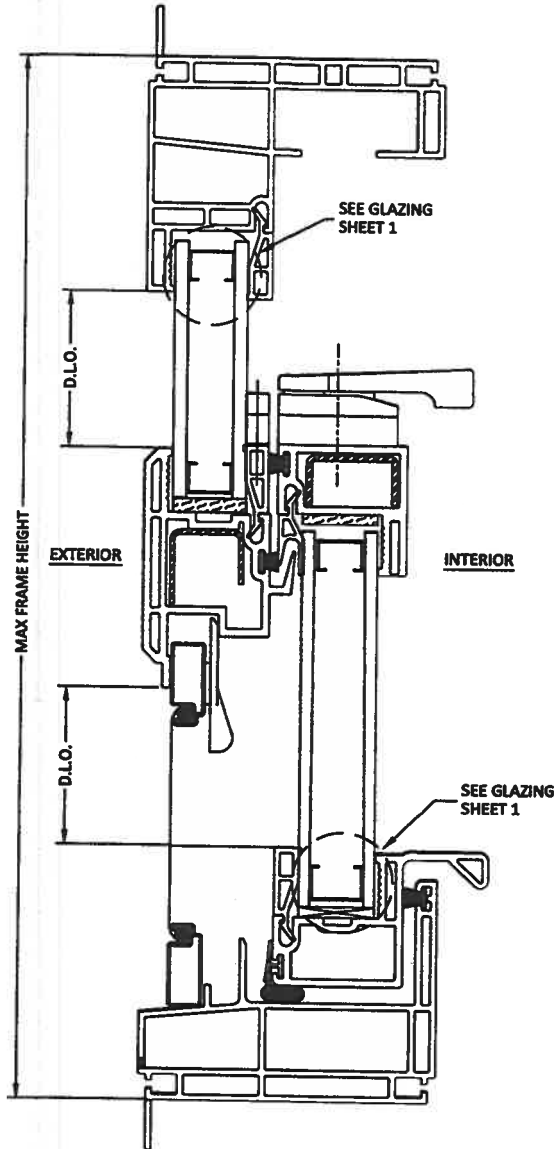
DWG. #: **SWD018**

SHEET:

2

OF 4

**A**  
**3** VERTICAL SECTION



AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 50 SERIES/V1 SERIES/(2111)  
SINGLE HUNG- WINDOWS  
(NON-HVHZ)/(NON-IMPACT)

VERTICAL SECTIONS

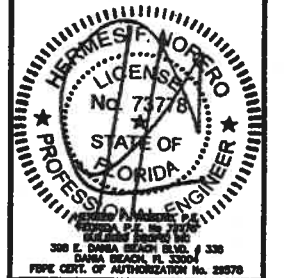
PREPARED BY:

BUILDING DROPS, INC.  
300 E. DANIA BEACH BLVD., STE. 106  
DANIA BEACH, FL 33004  
PH: 954-328-8478  
FAX: 954-344-6788  
WEB: www.buildingdrops.com



REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERAL AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE RECOMMENDATIONS SET FORTH HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



FL #: **FL14911**

DATE: **09.20.17**

DWG. BY: **CL**      CHK. BY: **HFN**

SCALE: **NTS**

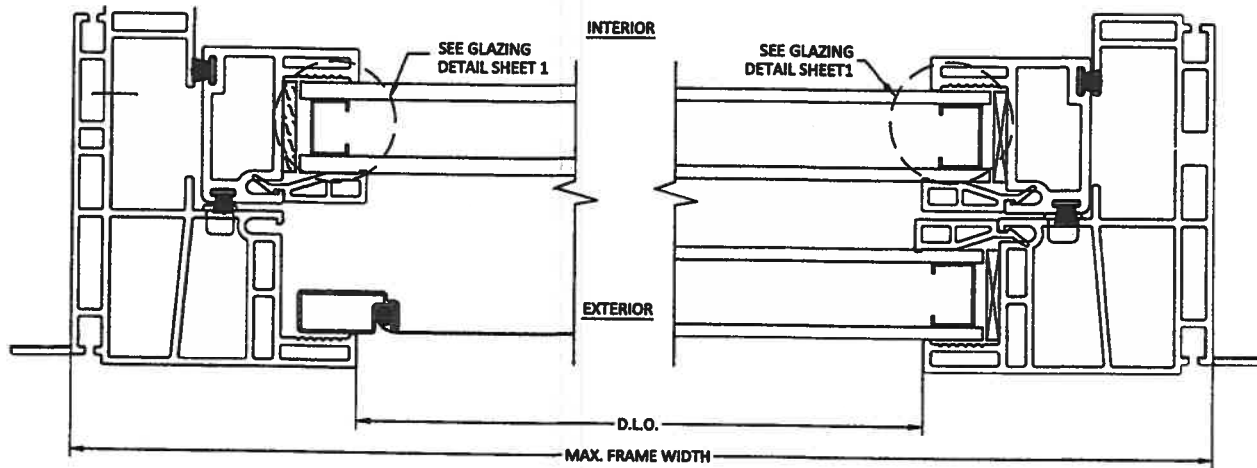
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SHEET:

**3**

OF 4

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**A**  
4  
**HORIZONTAL SECTION**  
OPERABLE JAMB

**C**  
4  
**HORIZONTAL SECTION**  
FIXED JAMB

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 50 SERIES/V1 SERIES/(2111)  
SINGLE HUNG- WINDOWS  
(NON-HVHZ)/(NON-IMPACT)

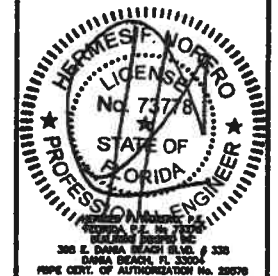
HORIZONTAL SECTIONS

PREPARED BY:  
**BUILDING DROPS, INC.**  
308 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (904) 958-8478  
FAX: (904) 958-8478  
WWW: www.bldgdrops.com



REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/14/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERAL AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS SET FORTH HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



FL #: **FL14911**

DATE: **09.20.17**

DWG. BY: **CL**      CHK. BY: **HFN**

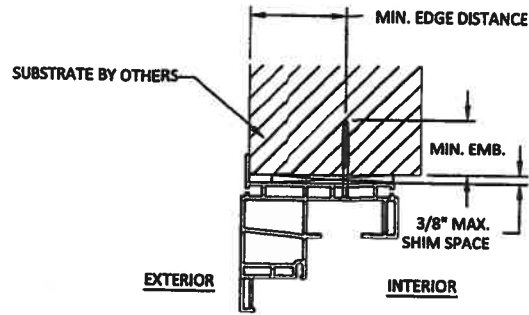
SCALE: **NTS**

DWG. #: **SWD018**

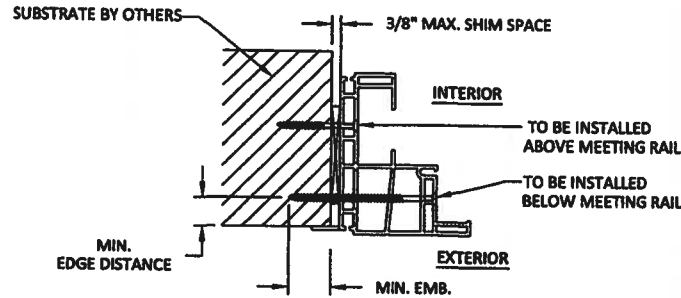
SHEET:

**4**

OF 4



**A**  
**5**  
**ANCHOR DETAIL**  
THROUGH FRAME (HEAD)



**B**  
**5**  
**ANCHOR DETAIL**  
THROUGH FRAME (JAMB)

**INSTALLATION NOTES**

1. ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
2. THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
3. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1.000 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
4. SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
5. MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
6. INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
7. FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
8. FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
9. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.56	#10 WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Py = 33KSI	#10 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
	CONCRETE: f <sub>c</sub> = 2000PSI	3/16" ITW TAPCON	1"	2.5"
	MASONRY: CMU per ASTM C90	3/16" ITW TAPCON	1"	2.5"

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 50 SERIES/V1 SERIES/ (2111)  
SINGLE HUNG- WINDOWS  
(NON-HVHZ)/(NON-IMPACT)

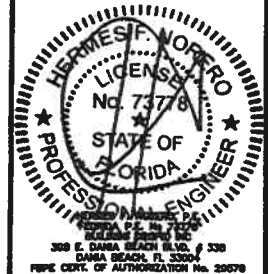
ANCHOR DETAIL & SCHEDULE

PREPARED BY:  
**BUILDING DROPS, INC.**  
300 E. DANIA BEACH BLVD., STE. 330  
DANIA BEACH, FL 33004  
PH: (954) 949-9478  
FAC: (954) 944-0758  
WEB: www.buildingdrops.com



REMARKS	BY	DATE
6TH FBC EDITION	FM	10/17
7TH FBC EDITION	NUS	10/24/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERAL AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS SET FORTH HEREIN, A LICENSED DESIGNER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



FL #: **FL14911**

DATE: **09.20.17**

DWG. BY: **CL**      CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **SWD018**

SHEET:

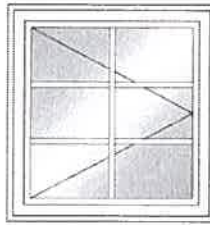
**5**

OF 4



Catalog Version 93

Window 2  
Egress



Frame Width = 35 7/8  
Frame Height = 37 1/4

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
400-1	70 Series Buck Impact Casement-70RCW1IMP , Right , 35.875 x 37.25 , White / White			1		
Unit 400 Total:		\$				

**Begin Line 400 Description**

---- Line 400-1 ----

70 Series Buck Impact Casement-70RCW1IMP  
Overall Rough Opening = 36 1/8" x 37 1/2"  
Overall Unit = 35 7/8" x 37 1/4"  
Installation Zip Code = 33713  
U.S. ENERGY STAR® Climate Zone = Southern  
ENERGY STAR Required = Yes  
Frame Width = 35 7/8  
Frame Height = 37 1/4  
Venting / Handing = Right  
Hinge Style = Hinge with Wash Mode  
Hinge Type = Stainless Steel  
Exterior Color = White  
Interior Finish Color = White  
Performance Rating = PG50  
Glass Construction Type = Dual Pane

Glass Option = Low-E SC Argon  
High Altitude Breather Tubes = No  
Glass Strength = Impact Resistant  
Glass Tint = No Tint  
Specialty Glass = None  
Gas Fill = Argon  
Flat Grilles-Between-the-Glass  
Specified Equal Light  
Grille Pattern = Specified Equal Light  
Exterior Grille Color = White  
Interior Grille Color = White  
2W3H  
Insect Screen Type = Full Screen  
Installation Material Options = Yes,  
Installation Flange = Yes

Room Location =  
Unit U-Factor = 0.27  
Unit Solar Heat Gain Coefficient (SHGC) = 0.17  
U.S. ENERGY STAR Certified = Yes  
Florida Product Approval Number (FL#) = 21335  
High Velocity Hurricane Zone (HVHZ) = Yes  
Clear Opening Width = 23.687  
Clear Opening Height = 32  
Clear Opening Area = 5.2638  
SKU = 260803  
Vendor Name = S/O SILVER LINE BLDG PRD  
Vendor Number = 60660514  
Customer Service = (888) 504-0005  
Catalog Version Date = 02/16/2022

**End Line 400 Description**

# Window 2 Specs

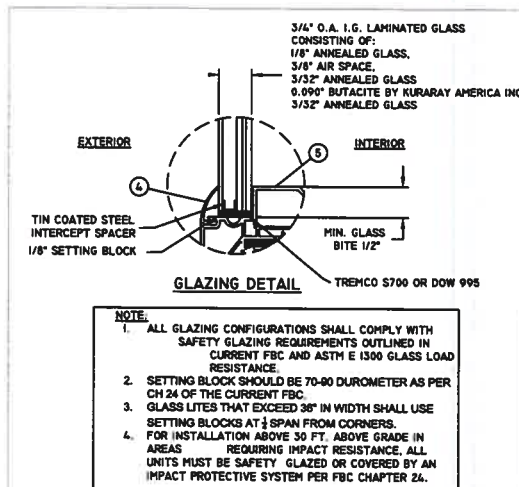
## AMERICAN CRAFTSMAN WINDOWS SILVER LINE BUILDING PRODUCTS V3 SERIES/70 SERIES CASEMENT WINDOWS (HVHZ) (IMPACT RATED)

**GENERAL NOTES:**

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT FLORIDA BUILDING CODE (FBC), INCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - AAMA/WDMA/CSA 101/I.S. 2/A440-II
  - ASTM E1886-12
  - ASTM E1996-17
  - TAS 201-94
  - TAS 202-94
  - TAS 203-94
- ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
- APPROVED IMPACT PROTECTIVE SYSTEM IS **NOT REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
- WINDOW FRAME MATERIAL: PVC
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAIL
2	-	ELEVATION & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	INSTALLATION NOTES AND ANCHOR DETAILS
6	-	BILL OF MATERIALS & COMPONENTS

PRODUCT MODEL	OVERALL SIZE		DESIGN PRESSURE	INSTALLATION METHOD	MISSILE IMPACT RATING
	WIDTH	HEIGHT			
70NCWIIMP	36"	72"	+50 / -50 PSF	NAIL FIN	LARGE & SMALL MISSILE IMPACT
70RCWIIMP	36"	72"	+50 / -50 PSF	THROUGH FRAME	LARGE & SMALL MISSILE IMPACT

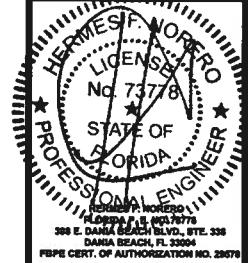


Digitally signed by Hermes F Norero  
Reason: I am approving this document  
Date: 2020.12.17 18:58:18 -05'00'

AMERICAN CRAFTSMAN  
WINDOWS  
SILVER LINE WINDOWS AND  
DOORS  
  
ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: V3 SERIES/70 SERIES CASEMENT (HVHZ) (IMPACT) GENERAL NOTES & GLAZING DETAIL	
NO.	REVISION DESCRIPTION
A	7TH EDITION 2020 FBC

DATE: 10.16.17  
DWN BY: RV  
CHK BY: HFN  
SCALE: NTS

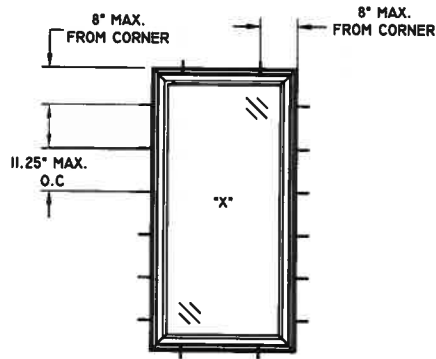
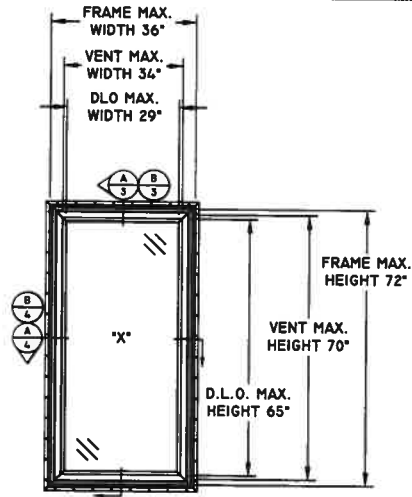


BUILDING DROPS, INC.  
398 E DANIA BEACH BLVD., #338  
DANIA BEACH, FL 33004  
PH: (954) 399-8478 FX: (954) 744-4738

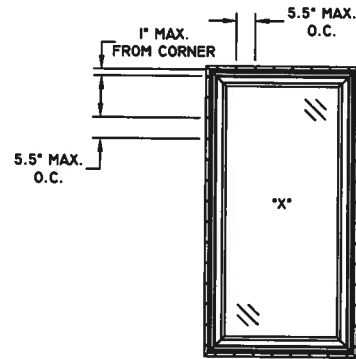
FL#: 21335.1

DWG #: SWD046

SHEET: 1 OF 6



**ANCHOR LAYOUT**  
FINLESS

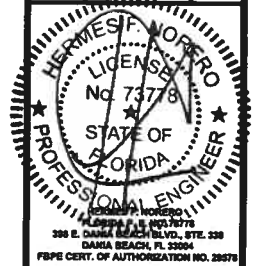


**ANCHOR LAYOUT**  
FIN

AMERICAN CRAFTSMAN  
 WINDOWS  
 SILVER LINE WINDOWS AND  
 DOORS  
 ONE SILVERLINE DRIVE  
 NORTH BRUNSWICK, NJ 08902  
 PH: (888) 741-0354

TITLE: V3 SERIES/70 SERIES CASEMENT (HVHZ) (IMPACT ELEVATIONS & ANCHOR LAYOUTS)		BY	DATE
NO.	REVISION DESCRIPTION	LMH	12.04.20
A	7TH EDITION 2020 FBC		

DATE:	DWN BY:	RV	CHK BY:	SCALE:
10.16.17			HPN	NTS



BUILDING DROPS, INC.  
 308 E. DANIA BEACH BLVD., #338  
 DANIA BEACH, FL 33004  
 PH: (954) 399-8478 FX: (954) 744-4738

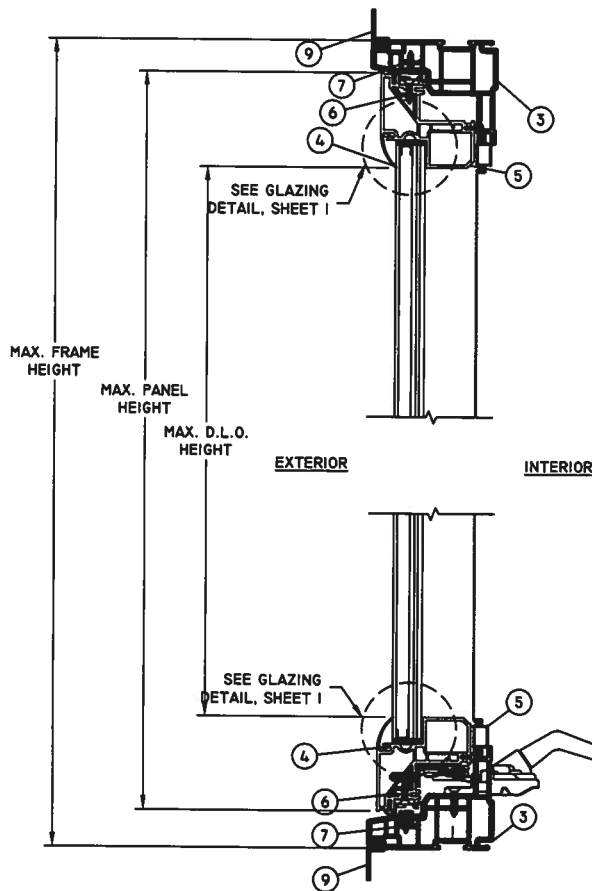
FL#: **21335**

DWG #: **SWD046**

SHEET: **2 OF 6**

AMERICAN CRAFTSMAN  
WINDOWS  
SILVER LINE WINDOWS AND  
DOORS

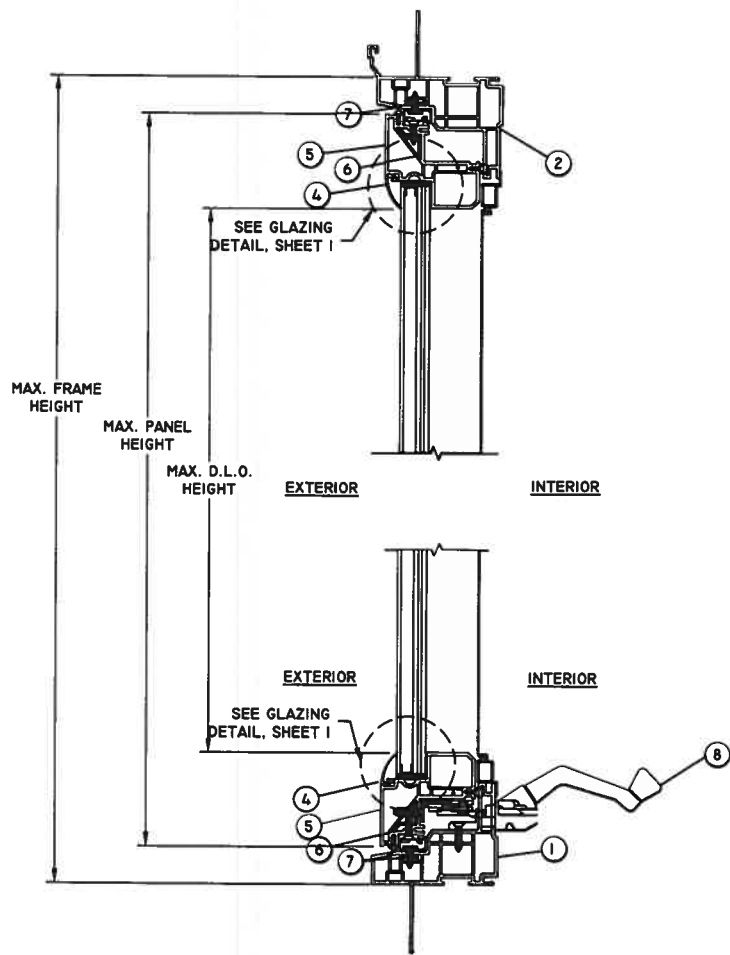
ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354



**NOTE:**  
1. NAIL FIN INSTALLATION MAY USE OPTIONAL J-CHANNEL SUCH THAT TYPICAL INSTALLATION METHODS AND ANCHOR REQUIREMENTS ARE MET.  
2. THROUGH FRAME INSTALLATION MAY USE AN OPTIONAL SNAP ON FLANGE SUCH THAT TYPICAL INSTALLATION AND ANCHOR REQUIREMENTS ARE MET.

**NOTE:** 1X WOOD BUCK BY OTHERS IS OPTIONAL FOR MASONRY APPLICATIONS.

**A**  
**3** VERTICAL SECTION  
THROUGH FRAME INSTALLATION

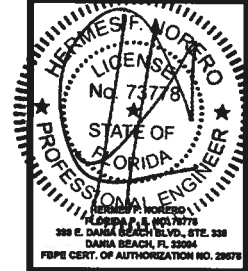


**B**  
**3** VERTICAL SECTION  
NAIL FIN INSTALLATION

TITLE: V3 SERIES/70 SERIES CASEMENT (HVHZ) (IMPACT)  
VERTICAL SECTIONS

NO.	REVISION DESCRIPTION	BY	DATE
A	7TH EDITION 2020 FBC	LMH	12.04.20

DATE:	10.16.17	DWN BY:	RV	CHK BY:	HFN	SCALE:	NTS
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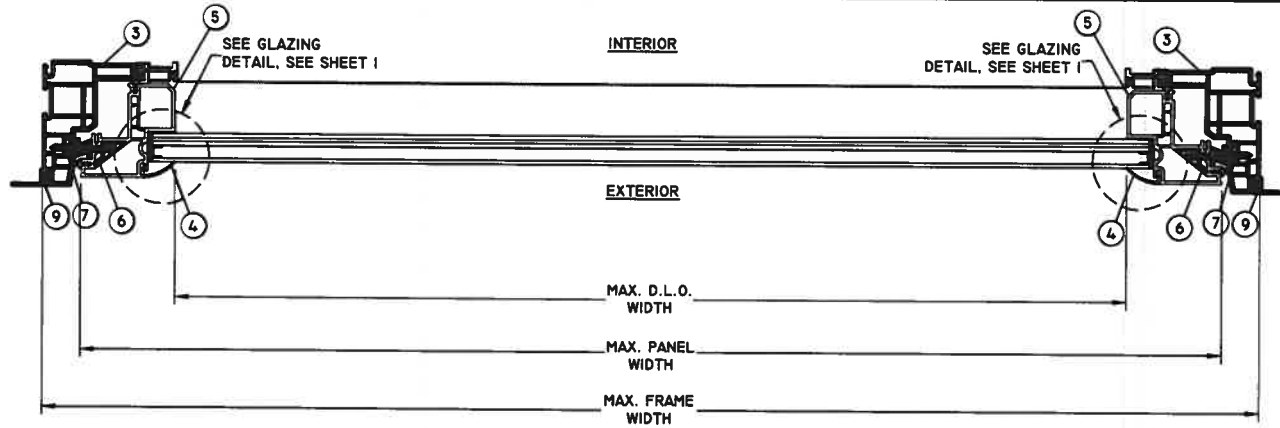
BUILDING DROPS, INC.  
598 E. DANIA BEACH BLVD., #338  
DANIA BEACH, FL 33004  
PH: (954) 399-8478 FX: (954) 764-4758

FL#: 21335

DWG #: SWD046

SHEET: 3 OF 6



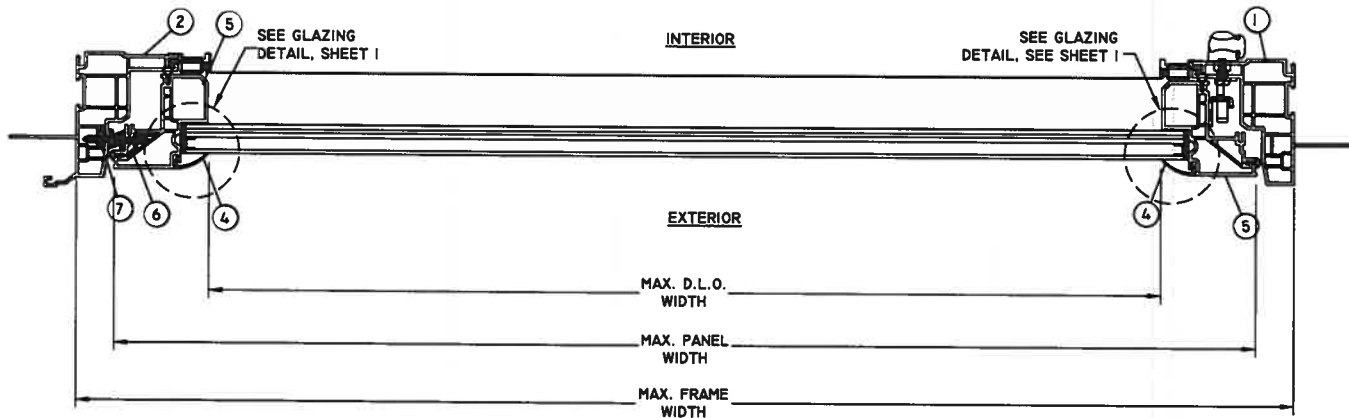


**A**  
4  
**HORIZONTAL SECTION**  
THROUGH FRAME INSTALLATION

SEE GLAZING  
DETAIL, SEE SHEET I

SEE GLAZING  
DETAIL, SEE SHEET I

**NOTE:**  
1. NAIL FIN INSTALLATION MAY USE OPTIONAL J-CHANNEL SUCH THAT TYPICAL INSTALLATION METHODS AND ANCHOR REQUIREMENTS ARE MET.  
2. THROUGH FRAME INSTALLATION MAY USE AN OPTIONAL SNAP ON FLANGE SUCH THAT TYPICAL INSTALLATION AND ANCHOR REQUIREMENTS ARE MET.



**B**  
4  
**HORIZONTAL SECTION**  
NAIL FIN INSTALLATION

SEE GLAZING  
DETAIL, SEE SHEET I

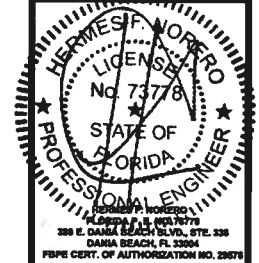
SEE GLAZING  
DETAIL, SHEET I

**NOTE:** IX WOOD BUCK BY OTHERS IS OPTIONAL FOR MASONRY APPLICATIONS.

AMERICAN CRAFTSMAN  
WINDOWS  
SILVER LINE WINDOWS AND  
DOORS  
  
ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0334

TITLE: V3 SERIES/70 SERIES CASEMENT (HVHZ) (IMPACT) HORIZONTAL SECTIONS		BY	DATE
NO.	REVISION DESCRIPTION	LMH	12.04.20
A	7TH EDITION 2020 FBC		

DATE:	DWN BY:	CHK BY:	SCALE:
10.16.17	RV	HFN	NTS

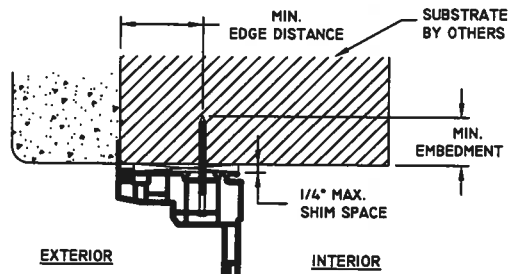


BUILDING DROPS, INC.  
598 E. DANIA BEACH BLVD., #330  
DANIA BEACH, FL 33004  
PH: (954) 399-8478 FX: (954) 744-4738

FL#: 21335

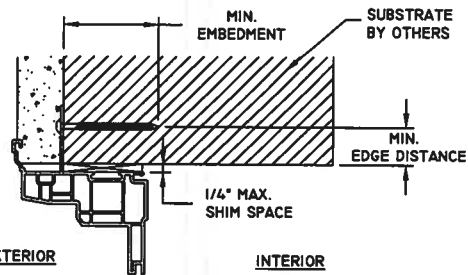
DWG #: SWD046

SHEET: 4 OF 6



**A**  
**5** VERTICAL SECTION  
THROUGH FRAME (HEAD)

NOTE:  
1) JAMBS & SILL HAVE SIMILAR DETAILS



**B**  
**5** HORIZONTAL SECTION  
THROUGH FIN (JAMB)

**INSTALLATION NOTES:**

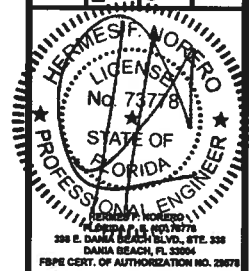
- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
- THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
- INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/2 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
NAIL FIN ANCHOR DETAIL	WOOD: MIN. SG = 0.55	#8 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
THROUGH FRAME ANCHOR DETAIL	WOOD: MIN. SG = 0.55	#10 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.75"
	CONCRETE: f <sub>c</sub> = 3000PSI	3/16" ITW TAPCON FLATHEAD	1.25"	1.75"
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLATHEAD	1.25"	1.75"

AMERICAN CRAFTSMAN  
WINDOWS  
SILVER LINE WINDOWS AND  
DOORS  
  
ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: V3 SERIES/70 SERIES CASEMENT (HVHZ) (IMPACT) INSTALLATION NOTES & ANCHOR DETAILS		BY	DATE
NO.	REVISION DESCRIPTION	LMH	12.04.20
A	7TH EDITION 2020 FBC		

DATE: 10.16.17  
DWN BY: RV  
CHK BY: HFN  
SCALE: NTS



BUILDING DROPS, INC.  
398 E DANIA BEACH BLVD., #338  
DANIA BEACH, FL 33004  
PH: (954) 399-8478 FX: (954) 744-4758

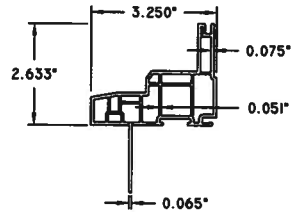
FL#: 21335

DWG #: SWD046

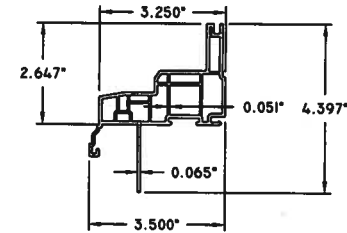
SHEET: 5 OF 6

BILL OF MATERIALS			
ITEM #	DESCRIPTION	MANUFACTURER	MATERIAL
1	NAIL FIN FRAME	SILVERLINE	PVC
2	NAIL FIN FRAME WITH J-CHANNEL	SILVERLINE	PVC
3	REPLACEMENT FRAME	SILVERLINE	PVC
4	GLAZING BEAD	SILVERLINE	PVC
5	CASEMENT MAIN SASH	SILVERLINE	PVC
6	SASH REINFORCEMENT	SILVERLINE	ALUMINUM
7	TRACK REINFORCEMENT	SILVERLINE	ALUMINUM
8	SS ENCORE DUAL ARM OPERATOR	SILVERLINE	ALUMINUM
9	SNAP ON FLANGE	SILVERLINE	PVC

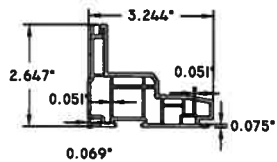
1 NAIL FIN FRAME  
PVC



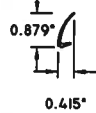
2 NAIL FIN FRAME WITH J-CHANNEL  
PVC



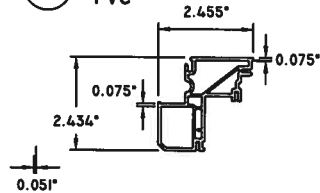
3 REPLACEMENT FRAME  
PVC



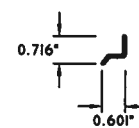
4 GLAZING BEAD  
PVC



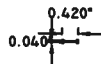
5 CASEMENT MAIN SASH  
PVC



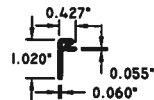
6 SASH REINFORCEMENT  
ALUMINUM



7 TRACK REINFORCEMENT  
ALUMINUM



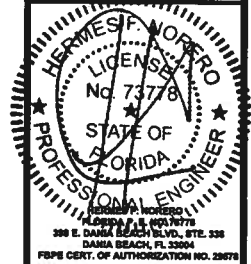
9 SNAP ON FLANGE  
PVC



AMERICAN CRAFTSMAN  
WINDOWS  
SILVER LINE WINDOWS AND  
DOORS  
ONE SILVERLINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: V3 SERIES/70 SERIES CASEMENT (HVHZ) IMPACT BILL OF MATERIALS & COMPONENTS		BY	DATE
NO.	REVISION DESCRIPTION	LMH	12.04.20
A	7TH EDITION 2020 FBC		

DATE:	DWN BY:	CHK BY:	SCALE:
10.16.17	RV	HFN	NTS



BUILDING DROPS, INC.  
598 E. DANIA BEACH BLVD., #358  
DANIA BEACH, FL 33004  
PH: (954) 399-8478 FX: (954) 744-4738

FL#: 21335

DWG #: SWD046

SHEET: 6 OF 6



# The Home Depot Special Order Quote

Customer Agreement #: H0257-532605

Printed Date: 5/11/2022

**Customer:** SEAN OBRIEN

**Address:** 730 28TH ST N  
ST PETERSBURG, FL  
33713

**Phone 1:** 404-358-4952

**Phone 2:** 404-358-4952

**Email:** SEAN\_PATRICK@COMCAST  
.NET

**Store:** 0257

**Associate:** GERARD

**Address:** 2300 22ND AVE NORTH  
SAINT PETERSBURG, FL  
33713

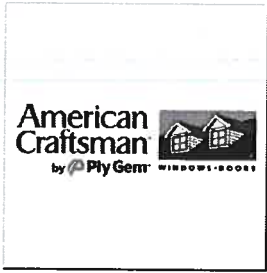
**Phone:** 727-898-1100

**Pre-Savings Total:** [REDACTED]

**Total Savings:** [REDACTED]

**Pre-Tax Price:** [REDACTED]

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 93

Window 3



Standard Width = RO: 36 3/8" | UNIT:  
35 7/8"

Standard Height = RO: 37 3/4" |  
UNIT: 37 1/4"

Frame Width = 35 7/8

Frame Height = 37 1/4

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	70 Series Block Impact Single-Hung-2127IMPACT Equal Sash , Fixed/Active , 35.875 x 37.25 , White / White	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Unit 100 Total:		[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

### Begin Line 100 Description

---- Line 100-1 ----

70 Series Block Impact Single-Hung-2127IMPACT  
 Overall Rough Opening = 36 3/8" x 37 3/4"  
 Overall Unit = 35 7/8" x 37 1/4"  
 Installation Zip Code = 33713  
 U.S. ENERGY STAR® Climate Zone = Southern  
 ENERGY STAR Required = Yes  
 Standard Width = RO: 36 3/8" | UNIT: 35 7/8"  
 Standard Height = RO: 37 3/4" | UNIT: 37 1/4"  
 Frame Width = 35 7/8  
 Frame Height = 37 1/4  
 Tip To Tip Flange Width = 36.875  
 Tip To Tip Flange Height = 38.25  
 Unit Code = 2x3  
 Venting / Handing = Fixed/Active  
 Exterior Color = White  
 Interior Finish Color = White

Performance Rating = PG55 / DP 55/60  
 Glass Construction Type = Dual Pane  
 Glass Option = Low-E SC Argon  
 High Altitude Breather Tubes = No  
 Glass Strength = Impact Resistant  
 Glass Tint = No Tint  
 Specialty Glass = None  
 Gas Fill = Argon  
 Flat Grilles-Between-the-Glass  
 Specified Equal Light  
 Grille Pattern = Specified Equal Light  
 Exterior Grille Color = White  
 Interior Grille Color = White  
 2W2H  
 Hardware Color/Finish = White

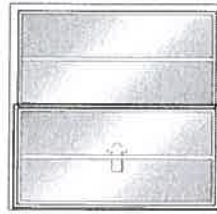
Number of Sash Locks = Double  
 Lock Type = Standard  
 Insect Screen Type = Half Screen  
 Insect Screen Material = Fiberglass  
 Room Location =  
 Unit U-Factor = 0.36  
 Unit Solar Heat Gain Coefficient (SHGC) = 0.21  
 U.S. ENERGY STAR Certified = Yes  
 Florida Product Approval Number (FL#) = 14911  
 High Velocity Hurricane Zone (HVHZ) = Yes  
 SKU = 1000026796  
 Vendor Name = S/O SILVER LINE BLDG PRD  
 Vendor Number = 60660514  
 Customer Service = (888) 504-0005  
 Catalog Version Date = 02/16/2022

### End Line 100 Description



Catalog Version 93

Window 4



Standard Width = RO: 52 1/2" | UNIT: 52"  
 Standard Height = RO: 50" | UNIT: 49 1/2"  
 Frame Width = 52  
 Frame Height = 49 1/2

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	70 Series Block Impact Single-Hung-2127IMPACT Equal Sash , Fixed/Active , 52 x 49.5 , White / White					
Unit 200 Total:						

Begin Line 200 Description

---- Line 200-1 ----

70 Series Block Impact Single-Hung-2127IMPACT  
 Overall Rough Opening = 52 1/2" x 50"  
 Overall Unit = 52" x 49 1/2"  
 Installation Zip Code = 33713  
 U.S. ENERGY STAR® Climate Zone = Southern  
 ENERGY STAR Required = Yes  
 Standard Width = RO: 52 1/2" | UNIT: 52"  
 Standard Height = RO: 50" | UNIT: 49 1/2"  
 Frame Width = 52  
 Frame Height = 49 1/2  
 Tip To Tip Flange Width = 53  
 Tip To Tip Flange Height = 50.5  
 Unit Code = 3x4  
 Venting / Handing = Fixed/Active  
 Exterior Color = White  
 Interior Finish Color = White

Performance Rating = PG55 / DP 55/60  
 Glass Construction Type = Dual Pane  
 Glass Option = Low-E SC Argon  
 High Altitude Breather Tubes = No  
 Glass Strength = Impact Resistant  
 Glass Tint = No Tint  
 Specialty Glass = None  
 Gas Fill = Argon  
 Flat Grilles-Between-the-Glass  
 Specified Equal Light  
 Grille Pattern = Specified Equal Light  
 Exterior Grille Color = White  
 Interior Grille Color = White  
 1W2H  
 Hardware Color/Finish = White

Number of Sash Locks = Double  
 Lock Type = Standard  
 Insect Screen Type = Half Screen  
 Insect Screen Material = Fiberglass  
 Room Location =  
 Unit U-Factor = 0.36  
 Unit Solar Heat Gain Coefficient (SHGC) = 0.21  
 U.S. ENERGY STAR Certified = Yes  
 Florida Product Approval Number (FL#) = 14911  
 High Velocity Hurricane Zone (HVHZ) = Yes  
 SKU = 1000026796  
 Vendor Name = S/O SILVER LINE BLDG PRD  
 Vendor Number = 60660514  
 Customer Service = (888) 504-0005  
 Catalog Version Date = 02/16/2022

End Line 200 Description



Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
				2		

Begin Line 300 Description

---- Line 300-1 - No description was generated for this line ----

End Line 300 Description

Window 3 & 4 Specs

# AMERICAN CRAFTSMAN WINDOWS SILVER LINE WINDOWS AND DOORS

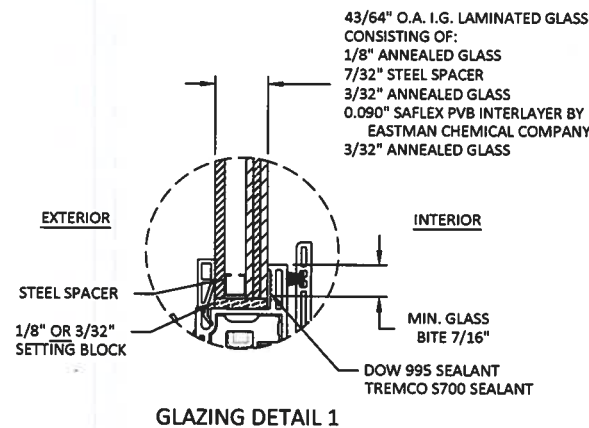
## 70 SERIES / V1 SERIES / (2127) SINGLE- HUNG WINDOWS (HVHZ)(IMPACT)

**GENERAL NOTES:**

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), INCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - TAS 201-94
  - TAS 202-94
  - TAS 203-94
  - ASTM E330-02
  - ASTM E1886-12
  - ASTM E1996-17
  - AAMA/WDMA/CSA 101/I.5.2/A440-11
- ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
- APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
- WINDOW FRAME MATERIAL: PVC
- IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS DEFINED IN CHAPTER 23.
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAILS.

MAX OVERALL SIZE		CONFIG.	DESIGN PRESSURE	MISSILE IMPACT RATING
WIDTH	HEIGHT			
52"	73"	O/X	+55 / -60 PSF	LMI/SMI

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	-	GENERAL NOTES & GLAZING DETAIL
2	-	ELEVATION & ANCHOR LAYOUTS
3	-	VERTICAL SECTIONS
4	-	HORIZONTAL SECTIONS
5	-	HORIZONTAL & VERTICAL SECTIONS, INSTALLATION NOTES & REINFORCEMENT DETAILS



**NOTE:**  
ALL GLAZING CONFIGURATIONS SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS OUTLINED IN CURRENT FBC AND ASTM E 1300 GLASS LOAD RESISTANCE.

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 70 SERIES / V1 SERIES / (2127)  
SINGLE- HUNG WINDOWS  
(HVHZ)(IMPACT)

INSTALLATION & GENERAL NOTES

PREPARED BY:  
**BUILDING DROPS, INC.**  
398 E. DANNA BEACH BLVD. STE. 338  
DANNA BEACH, FL 33004  
TEL: (954) 959-8478  
FAX: (954) 959-8478  
WEB: www.buildingdrops.com



REMARKS

7TH FBC EDITION

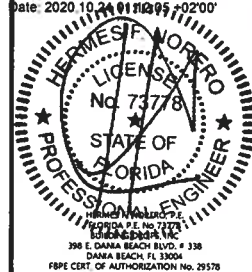
BY

DATE

NUS 10/14/20

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by Hermes F. Norero  
Reason: I am approving this document  
Date: 2020.10.24 01:02:05 -02'00'



FL #: **FL14911.5**

DATE: **01.23.18**

DWG. BY: **HR** CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **SWD050**

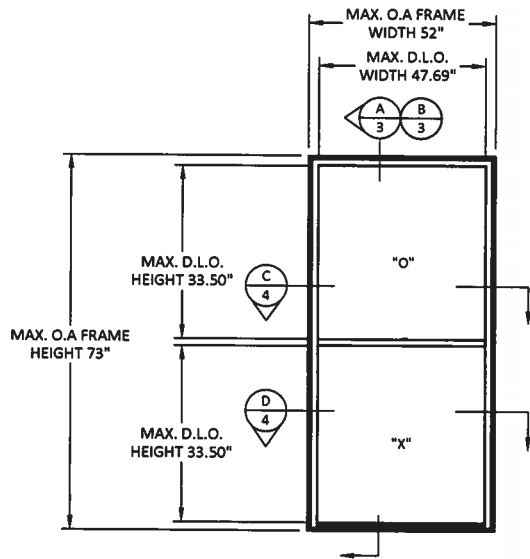
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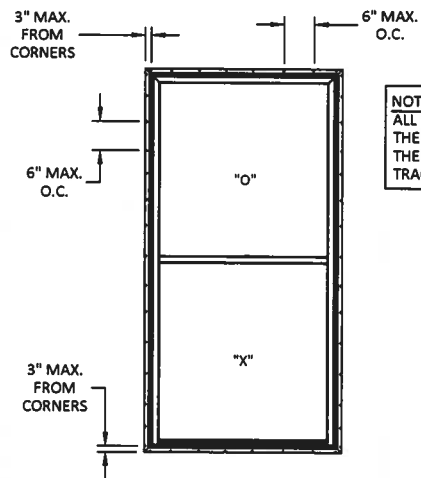
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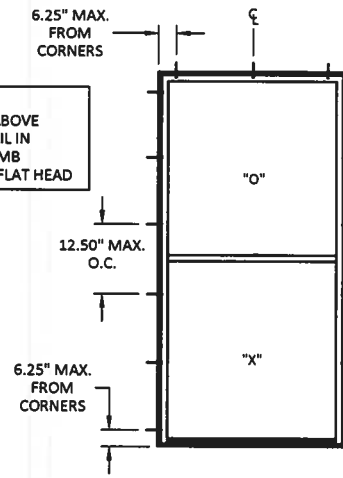


**ELEVATION**  
SINGLE HUNG WINDOW



**ANCHOR LAYOUT**  
NAIL FIN - SINGLE HUNG WINDOW

**NOTE:**  
ALL FASTENERS ABOVE  
THE MEETING RAIL IN  
THE INTERIOR JAMB  
TRACK MUST BE FLAT HEAD



**ANCHOR LAYOUT**  
THROUGH FRAME - SINGLE HUNG WINDOW

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 70 SERIES/V1 SERIES/(2127)  
SINGLE-HUNG WINDOWS  
(H/VHZ)(IMPACT)

ELEVATIONS & ANCHOR LAYOUTS

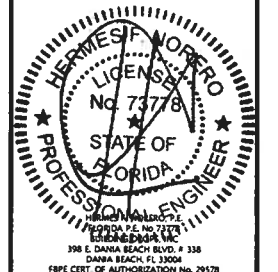
PREPARED BY:

**BUILDING DROPS, INC.**  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954) 399-8478  
FAX: (954) 744-4738  
WEB: www.buildingdrops.com



REMARKS	BY	DATE
7TH FBC EDITION	NUS	10/14/20

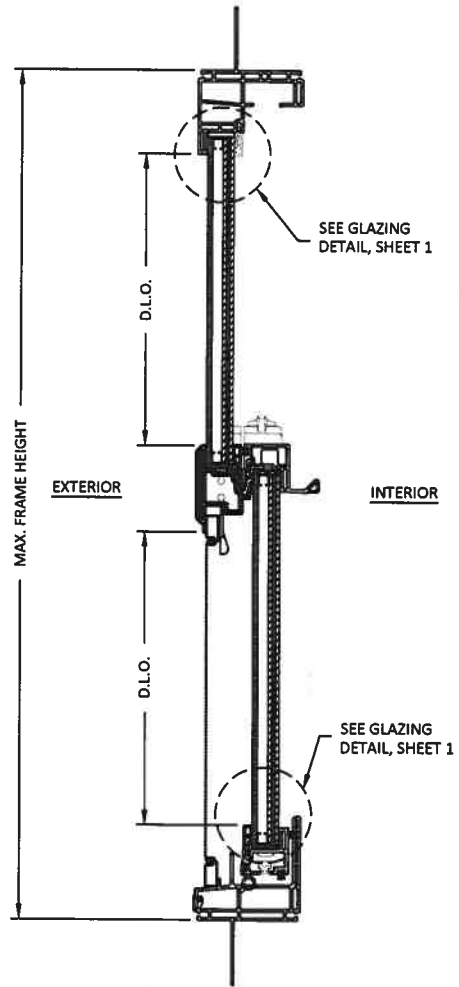
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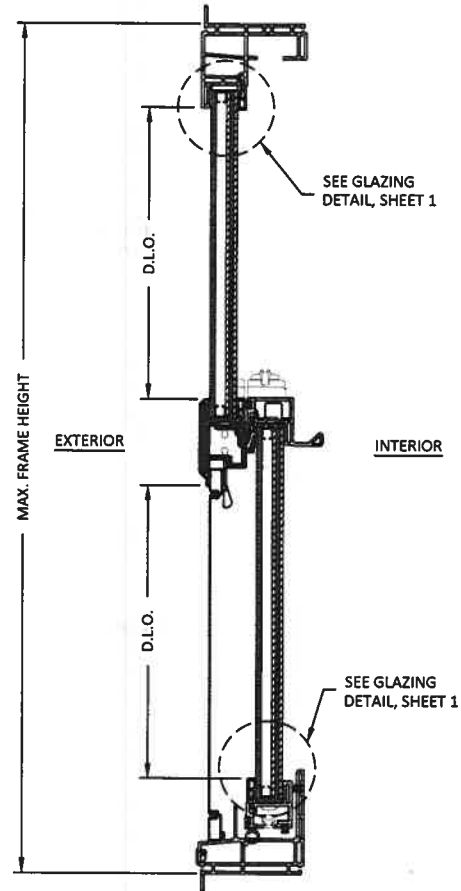
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DATE:	<b>01.23.18</b>
DWG. BY:	<b>HR</b>
CHK. BY:	<b>HFN</b>
SCALE:	<b>NTS</b>
DWG. #:	<b>SWD050</b>
SHEET:	<b>2</b>
	<b>OF 5</b>

10/27/2020 2:37 PM

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**A**  
**3** VERTICAL SECTION  
NAIL FIN



**B**  
**3** VERTICAL SECTION  
THRU FRAME

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS

ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 70 SERIES/V1 SERIES/(2127)  
SINGLE- HUNG WINDOWS  
(HVHZ)(IMPACT)

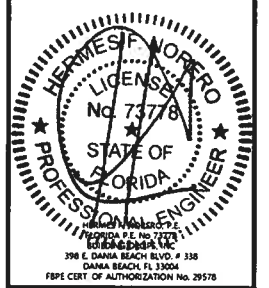
VERTICAL SECTIONS

PREPARED BY:  
**BUILDING DROPS, INC.**  
398 E. DIANA BEACH BLVD., STE 338  
DIANA BEACH, FL 33004  
PH: (904) 995-8478  
FAX: (904) 995-8478  
WEB: www.bldgdrops.com



REMARKS	BY	DATE
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FL #:  
**FL14911**

DATE: **01.23.18**

DWG. BY: **HR**      CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **SWD050**

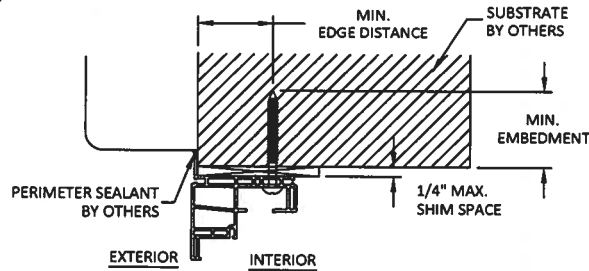
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**3**

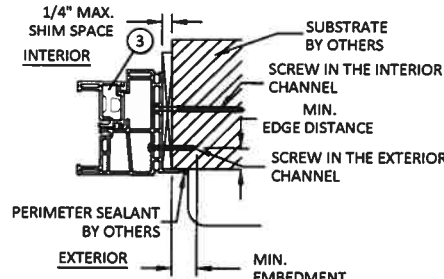
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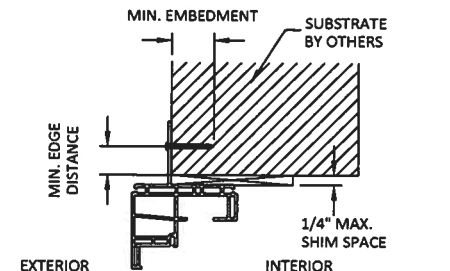
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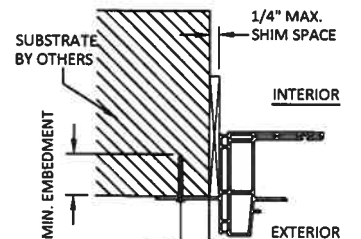
**A**  
**5** VERTICAL SECTION THROUGH FRAME (HEAD)



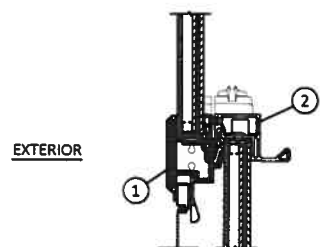
**B**  
**5** HORIZONTAL SECTION THROUGH FRAME (JAMB)



**C**  
**5** HORIZONTAL SECTION NAIL FIN (HEAD)

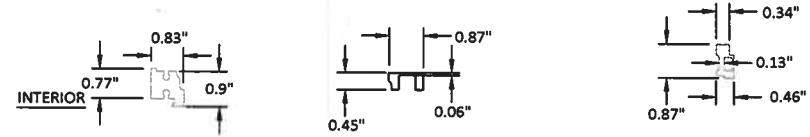


**D**  
**5** HORIZONTAL SECTION NAIL FIN (JAMB)



**E**  
**5** VERTICAL SECTION MEETING STILE

**REINFORCEMENT DETAILS**



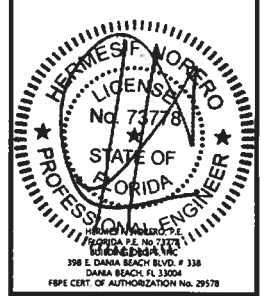
**1** LOCK RAIL TOP ALUMINUM    **2** LOCK MEETING RAIL ALUMINUM    **3** BOTTOM LIFT RAIL & SASH ALUMINUM

AMERICAN CRAFTSMAN WINDOWS  
SILVER LINE WINDOWS AND DOORS  
  
ONE SILVER LINE DRIVE  
NORTH BRUNSWICK, NJ 08902  
PH: (888) 741-0354

TITLE: 70 SERIES (V1 SERIES) (2127) SINGLE-HUNG WINDOWS (HVHZ)(IMPACT) HORIZONTAL & VERTICAL SECTIONS, INSTALLATION NOTES & REINFORCEMENT DETAILS  
  
PREPARED BY: BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954) 995-8478  
FAX: (954) 744-4738  
WEB: www.bldginfo.com

REMARKS	BY	DATE
7TH FBC EDITION	NUS	10/14/20

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FL #:  
**FL14911**  
DATE: **01.23.18**  
DWG. BY: **HR**    CHK. BY: **HFN**  
SCALE: **NTS**  
DWG. #: **SWD050**  
SHEET:

- INSTALLATION NOTES:**
- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
  - THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
  - INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/2 INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
  - SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 3/8 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
  - FOR MASONRY OR CONCRETE OPENINGS, 1X WOOD BUCK MAY BE USED (OPTIONAL AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
  - MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
  - INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
  - FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
  - INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.
  - FOR INSTALLATION ANCHORS ABOVE THE MEETING RAIL IN THE INTERIOR JAMB TRACK, USE FLAT HEAD ANCHORS.

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
NAILING FIN	WOOD: MIN. SG = 0.55	#8 WOOD SCREW PAN HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 PAN HEAD IN EXTERIOR CHANNEL	1.5"	0.75"
		#10 FLAT HEAD IN THE INTERIOR CHANNEL	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 PAN HEAD IN EXTERIOR CHANNEL	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
		#10 FLAT HEAD IN THE INTERIOR CHANNEL	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
	CONCRETE: Fc=3000PSI	3/16" ITW TAPCON FLAT HEAD	1.25"	1.75"
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLAT HEAD	1.25"	1.75"

S:\projects\181818 - see website and door\181818.dwg code change from: 2/18/2018 10:11:11 user:SWD

Photo 1A - Existing Garage Door  
West Elev (Toward Alley)



Photo 1B - Garage Door Enclosure & New  
Windows 1A & 1B West Elev.





Photo 3 - N. Elevation Window 3



Photo 2 - So. Elevation Window 2



Photo 4 - N. Elevation Window 4



Photo 5A - Fence Photo A  
West & North Elevation

Photo 5B - Fence Photo B  
North & West Elevation



Photo 5C - Fence Photo C  
East Elev - SE Corner of House



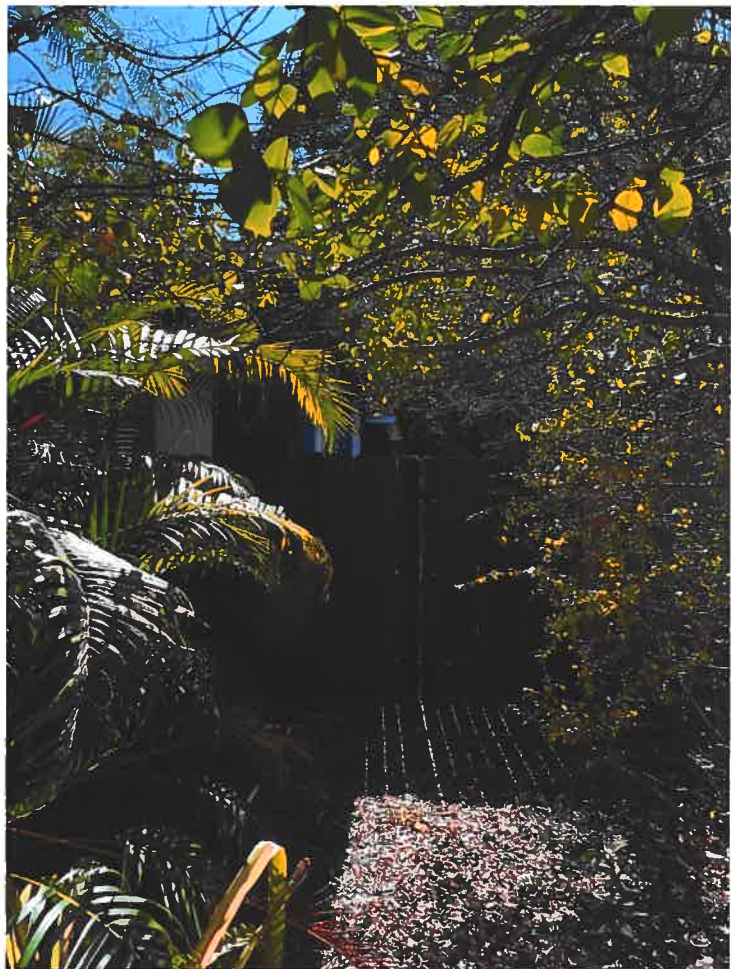


Photo 5D - Fence Photo D  
East Elev - NE Corner of House

## Laura Duvekot

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**From:** Laura Duvekot  
**Sent:** Friday, May 13, 2022 11:00 AM  
**To:** 'sean\_patrick@comcast.net'  
**Subject:** COA Application 22-90200049  
**Attachments:** 22-90200049 Invoice.pdf

Good morning –

Thank you for submitting the application for after-the-fact garage enclosure, a new fence, and window replacement. The public hearing for the request will be held on July 12, 2022 beginning at 2pm in Council Chambers, City Hall (175 5<sup>th</sup> St N, St Petersburg).

1. **Fees:** The invoice for the application is attached. It can be paid in person at the Municipal Services Center Cashier, or by mailing a check to my attention at PO Box 2842, St. Petersburg Florida, 33731.
2. **Public Notice:** Our office will reach out to you approximately 3-4 weeks before the hearing with a public notice packet that contains a copy of a letter to be mailed to owners of all property within 300 feet of the subject property, mailing labels, and a list to be stamped with a Certificate of Mailing at the post office. Our staff report with recommendations for the Commission will then be posted online a week before the hearing.
3. **Public Hearing:** At the hearing, staff will give a presentation summarizing the staff report. The owner or an agent (such as an architect) then will have up to 10 minutes to present if you choose to. If you'd like to have a presentation or any images queued up for your presentation, please send them to me by the day before the hearing. If there is a registered opponent (there generally isn't for residential property alterations), they'll also have up to 10 minutes to speak. Public comments can be made, if anyone has appeared to speak. Staff, the owner, and the opponent if one exists will also have time for cross-examination and closing remarks, but again, this seldom happens with residential projects of this nature. The Commission may discuss the project and ask any questions of staff, the owner/agent, and anyone else who has spoken, and then they take a final vote. If approved, building permits related to the COA can be released 10 days after the hearing.
4. **Parking:** I'll be coordinating with Zoning throughout the process to make sure feedback is consistent. I believe you indicated you would be adding a parking spot for compliance. Please submit a site plan showing this change.
5. **Fence:** Your application shows horizontal wood fencing, which is generally considered to be too contemporary for Kenwood's pre-War urban landscape. I will be recommending a more traditional vertical-board fence.
6. **Windows:** The windows at the former garage appear to be the building's original steel casement windows. Steel casements are also present at the remainder of the primary residence and appear to be in good condition. These are a lovely and character-defining element of the subject property, and my recommendation would be to retain them if possible. Are you proposing replacement only to meet egress requirements? If this is the case, my recommendation would be to satisfy these requirements with windows at the historic garage opening, rather than to remove historic material.  
In addition, I'll note that we typically recommend that any new windows match the historic by being recessed in the wall plane and feature external, contoured, three-dimensional grids/muntins. Can you clarify the proposed grid type?

Many thanks. Please let me know if I can assist with anything as the hearing date approaches. Have a great weekend.

Best regards,

Laura Duvekot  
Historic Preservationist II  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg, Florida

727.892.5451  
laura.duvekot@stpete.org



## Laura Duvekot

---

**From:** Sean O'Brien <sean\_patrick@comcast.net>  
**Sent:** Tuesday, May 17, 2022 4:00 PM  
**To:** Laura Duvekot  
**Subject:** Re: COA Application 22-90200049  
**Attachments:** COA Revised Site Plan - 05-17-22.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Laura,

Thanks for the feedback. Please see my comments below in black

On May 13, 2022, at 10:59 AM, Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)> wrote:

Good morning –

Thank you for submitting the application for after-the-fact garage enclosure, a new fence, and window replacement. The public hearing for the request will be held on July 12, 2022 beginning at 2pm in Council Chambers, City Hall (175 5<sup>th</sup> St N, St Petersburg).

1. **Fees:** The invoice for the application is attached. It can be paid in person at the Municipal Services Center Cashier, or by mailing a check to my attention at PO Box 2842, St. Petersburg Florida, 33731. Ok
2. **Public Notice:** Our office will reach out to you approximately 3-4 weeks before the hearing with a public notice packet that contains a copy of a letter to be mailed to owners of all property within 300 feet of the subject property, mailing labels, and a list to be stamped with a Certificate of Mailing at the post office. Our staff report with recommendations for the Commission will then be posted online a week before the hearing. Ok
3. **Public Hearing:** At the hearing, staff will give a presentation [summarizing](#) the staff report. The owner or an agent (such as an architect) then will have up to 10 minutes to present if you choose to. If you'd like to have a presentation or any images queued up for your presentation, please send them to me by the day before the hearing. If there is a registered opponent (there generally isn't for residential property alterations), they'll also have up to 10 minutes to speak. Public comments can be made, if anyone has appeared to speak. Staff, the owner, and the opponent if one exists will also have time for cross-examination and closing remarks, but again, this seldom happens with residential projects of this nature. The Commission may discuss the project

and ask any questions of staff, the owner/agent, and anyone else who has spoken, and then they take a final vote.

If approved, building permits related to the COA can be released 10 days after the hearing. Ok

4. Parking: I'll be coordinating with Zoning throughout the process to make sure feedback is consistent. I believe you indicated you would be adding a parking spot for compliance. Please submit a site plan showing this change. Sorry about that, I thought I included it on the survey/site plan. See the attached revised site plan showing the expanded parking area. The existing paver driveway is 12'w x 23' d. I'll add a 6'w x 23'd area of gravel to the north of the existing pavers with a wood border. This will provide the two required 9' x 18' parking spaces.
  5. Fence: Your application shows horizontal wood fencing, which is generally considered to be too contemporary for Kenwood's pre-War urban landscape. I will be recommending a more traditional vertical-board fence. If that's the case, I'll most likely just leave it as is. However, I would like to see what other types of vertical fencing would be acceptable if I decide to replace it.
  6. Windows: The windows at the former garage appear to be the building's original steel casement windows. Correct. Steel casements are also present at the remainder (to clarify, there are (2) 3'x3 windows and (1) 3'x4' window on the west elevation and (2) 3'x4' windows on the south elevation that were already replaced with vinyl single hung no-grid windows by a previous owner. The balance are the original steel casement windows and are in good condition) of the primary residence and appear to be in good condition. These are a lovely and character-defining element of the subject property, and my recommendation would be to retain them if possible. I agree. Are you proposing replacement only to meet egress requirements? Yes and no, see my comment below. If this is the case, my recommendation would be to satisfy these requirements with windows at the historic garage opening, [rather than to remove historic material](#). While this is certainly an option, the layout of that room does not lend itself to having the windows extend any closer to the interior raised floor and to the driveway on the exterior. The size and placement of the existing windows allow for a bed to be placed below them and to limit the security concern of having such large windows accessible directly from the alley way.
- 
6. My preference would be to keep the original steel casement windows as well. I can easily modify one of the bedroom windows to meet egress requirements without changing the aesthetics. They do not meet current wind codes, but I can provide provisions for hurricane shutters for each. I'm not sure if there is anything that can be done to make them meet the energy

code. I posed this exact scenario to Scott Hancock a few weeks ago and he didn't think that this would work because they don't meet wind or energy. If there's a way past that let me know, I'm all for keeping them.

6. In addition, I'll note that we typically recommend that any new windows match the historic by being recessed in the wall plane and feature external, contoured, three-dimensional grids/muntins. Can you clarify the proposed grid type?

The (2) windows in the old garage opening are flush mounted to the new exterior siding, but the entire opening enclosure is recessed from the face of the existing block wall. These are vinyl windows with no grids that match the previously replaced windows mentioned above.

If the (2) existing casement windows on the north and south elevations of the garage need to be replaced, I don't see any issue with keeping them recessed from the block wall. If they need to be replaced, the grids will be mounted internally between the two panes of glass with the pattern shown on the window drawing/specs and will not be external or contoured.

The Breezeway window on the north elevation is currently installed flush with the wood siding. If it needs to be replaced, it will be installed in a similar fashion as there is no way to recess it. The grids will be internal as well and of the pattern shown on the window drawings/specs.

Please let me know as soon as possible as to which window option is going to be acceptable for each case. As I'm sure you are aware, window costs keep rising and the lead times keep getting longer.

Thanks, Sean

Many thanks. Please let me know if I can assist with anything as the hearing date approaches. Have a great weekend.

Best regards,

Laura Duvekot  
Historic Preservationist II  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg, Florida

727.892.5451

[laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org)

[Your Sunshine City](#)

<22-90200049 Invoice.pdf>

JOB NO.: 220434  
 DRAWN BY: MCM  
 CHECKED BY: EDM  
 DATE OF FIELD WORK: 4/01/2022

**MURPHY'S LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 5760 11TH AVENUE NORTH  
 ST. PETERSBURG, FLORIDA 33710  
 WWW.MURPHYSLANDSURVEYING.COM

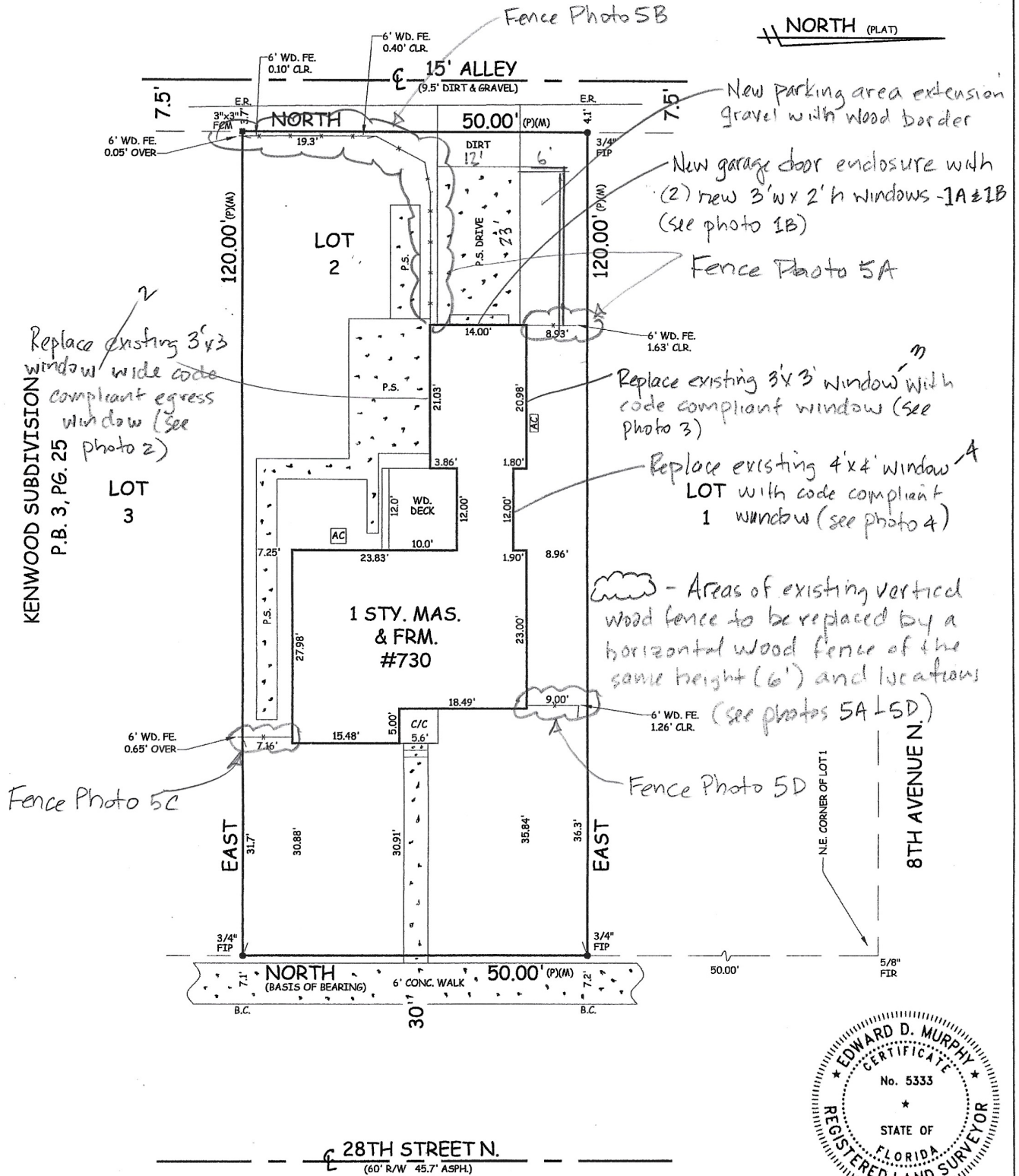
L.B. #7410  
 PH. (727) 347-8740  
 FAX (727) 344-4640

CERTIFIED TO: Sean O'Brien

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 14 TWP. 31 S. RGE. 16 E.



A BOUNDARY SURVEY OF: Lot 2, STRUTHER'S REPLAT, as recorded in Plat Book 26, Page 107 of the Public Records of Pinellas County, Florida.

## Laura Duvekot

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**From:** Donald L. Tyre  
**Sent:** Tuesday, May 31, 2022 8:50 AM  
**To:** Linda Dana; Petya Getsova; Laura Duvekot  
**Cc:** Angela F Mckinnon; Thomas R. Rice  
**Subject:** RE: Request for Approval of Engineer's Affidavit - 730 28th St N // 22-04001394

Make sure all trades in Naviline or E-plan have been rejected, and the applicant should be notified when the review is complete with comments. We can't place the plan review on hold pending the CPPC hearing, the plan review trades will need to be rejected and they can resubmit after the hearing. This permit is after the fact and has never been issued, so all work needs to stop on site until a permit is approved and issued. There is an active Code Enforcement Case 22-00003889 and the applicant may be cited by Code Enforcement or issued a hearing notice until the permit is approved.

Donald Tyre  
Building Official  
City of St. Petersburg  
Planning and Development Services  
727-893-4153  
[Donald.tyre@stpete.org](mailto:Donald.tyre@stpete.org)

---

**From:** Linda Dana <Linda.Dana@stpete.org>  
**Sent:** Wednesday, May 25, 2022 11:27 AM  
**To:** Petya Getsova <Petya.Getsova@stpete.org>  
**Cc:** Donald L. Tyre <Donald.Tyre@stpete.org>; Angela F Mckinnon <Angela.McKinnon@stpete.org>  
**Subject:** RE: Request for Approval of Engineer's Affidavit - 730 28th St N // 22-04001394

**This is from Laura, I am routing to Zoning and then I will put in reject drawer. Laura states Customer is ware of this.**

**Thank you,  
Linda Dana  
Lead Permit Technician  
City of St. Petersburg  
Ph: 727-551-3015  
[LINDA.DANA@STPETE.ORG](mailto:LINDA.DANA@STPETE.ORG)**

**Effective 10/1/21 all requests for electronic plan review (ePlan Review) will be handled through the [eplanreview@stpete.org](mailto:eplanreview@stpete.org) mailbox. To get started email a completed permit application and a member of the ePlan team will contact you**

To pay fees, schedule inspections, apply for online permit or ePlan review please click the link below  
<https://actiononline.stpete.org/Click2GovBP/index.html>

E-plan review turnout time:  
Doors & windows – 3 days or less  
Residential projects – 14 days  
Commercial projects – 21 days  
Re-submittals and revisions – 7 days

Here is a link to the Property Card and Elevation Certificate link on the City  
Website: [https://www.stpete.org/business/building\\_permitting/building\\_permits.php](https://www.stpete.org/business/building_permitting/building_permits.php)

**From:** Laura Duvekot <[Laura.Duvekot@stpete.org](mailto:Laura.Duvekot@stpete.org)>  
**Sent:** Wednesday, May 25, 2022 9:16 AM  
**To:** Linda Dana <[Linda.Dana@stpete.org](mailto:Linda.Dana@stpete.org)>  
**Subject:** RE: PERMIT 22-04001394

I have it. The project needs to go to CPPC and is currently scheduled for hearing July 12, which means permits can be released no earlier than July 22. Should I mark it RFC and bring it down or hold it?

Best regards,

Laura Duvekot  
Historic Preservationist II  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg, Florida

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**From:** Petya Getsova <[Petya.Getsova@stpete.org](mailto:Petya.Getsova@stpete.org)>  
**Sent:** Tuesday, May 24, 2022 9:25 AM  
**To:** Linda Dana <[Linda.Dana@stpete.org](mailto:Linda.Dana@stpete.org)>  
**Cc:** Donald L. Tyre <[Donald.Tyre@stpete.org](mailto:Donald.Tyre@stpete.org)>  
**Subject:** RE: Request for Approval of Engineer's Affidavit - 730 28th St N // 22-04001394  
**Importance:** High

Good morning Linda,

What's the eta on this application? It was approved by BLDG & I assume was routed to ZONE for review?

## Application Tracking Action Log Inquiry

**Application** 22 04001394  
**Revision/Path/Step/Seq/...** A 01 00 BRES BUILDING RESIDENTIAL  
**Action By** SRH SCOTT HANCOCK  
**Electronic Review Step** N

5/3/2022, 8:38:48 AM SRHANCOC

WWP: Enclosure of garage and breezeway into m.bed /bath.

ELEC: One altered circuit, two new circuits.

MECH: New 17 SEER, 1 ton mini-split.

PLUMB: 1 New Bath: 1 WC, 1 Shower, 2 Lavs..

Sewer Connection New: 1 WC: \$350.00

Sewer Connection Credit: 0 WC: \$0.00

Sewer Connection Due: 1 WC: \$350.00

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**From:** Donald L. Tyre <[Donald.Tyre@stpete.org](mailto:Donald.Tyre@stpete.org)>  
**Sent:** Wednesday, May 18, 2022 8:26 AM  
**To:** Petya Getsova <[Petya.Getsova@stpete.org](mailto:Petya.Getsova@stpete.org)>  
**Subject:** FW: Request for Approval of Engineer's Affidavit - 730 28th St N

Can you check the back ground on the property address and see if you have any affidavit inspection letters, SWO, Codes cases, emails .....

I assume this will be a homeowner's permit and most of the work is already complete. ARES permit 22-04001394 in process. Project is not in a flood zone.

Donald Tyre  
Building Official  
City of St. Petersburg  
Planning and Development Services  
727-893-4153  
[Donald.tyre@stpete.org](mailto:Donald.tyre@stpete.org)

---

**From:** Sean O'Brien <[sean\\_patrick@comcast.net](mailto:sean_patrick@comcast.net)>  
**Sent:** Tuesday, May 17, 2022 1:50 PM  
**To:** Donald L. Tyre <[Donald.Tyre@stpete.org](mailto:Donald.Tyre@stpete.org)>  
**Subject:** Request for Approval of Engineer's Affidavit - 730 28th St N



Mr Tyre,

My name is Sean O'Brien and last July I purchased a home at 730 28th Street N in St Pete. I left my job in Atlanta in late 2019 and sold my house there in 2021. My original intent was to come down and explore the area while living in, and renovating, the home. My plan was to convert the garage into a master bedroom/bath/closet as well as updating the finishes of the existing living areas. Since I was not adding to, or changing the original footprint of the home, I did not think that a permit was required. In addition, there was water and sewer (hot and cold washer connection and a utility sink) and electrical already serving the garage. With this mindset, I proceeded to move forward with the planned renovations.

I apologize for my lack of due diligence regarding the local permitting requirements. It was not my intent to skirt the regulations and I am committed to doing what is needed to be in full compliance. Since receiving the code violation notice, I have taken the following steps to pursue the necessary permits and approvals:

- Submitted a Legal Premises Agent Form
- Submitted drawings and specs for the building permit
- Submitted the COA application for the July 12th public hearing

The current state of the renovation is as follows. All work was done per the submitted permit drawings:

- Removed existing 8'w x 7'h metal garage door
- Garage door opening has been filled in with wood framing, OSB siding, house wrap and Hardi-board siding
- Garage floor has been raised with wood framing and decking approximately 15" from the existing SOG
- Framed the bathroom and closet to the underside of the existing hip roof joists
- Installed 1/2" drywall throughout, on new 2"x4" wood framing and new wood furring strips over the existing block walls.
- Filled all exterior CMU cells (for the entire house) with Core Fill 500 foam insulation.

- Installed R-19 batt insulation in between the existing 2"x6" hip roof joists
- Installed T&G cedar in the bedroom and bath ceilings and 1/2" drywall in the closet ceiling
- Plumbing rough-in is complete for a new toilet, curbed shower and dual sink vanity
- Relocated the washer/dryer hookups and outlets to the adjacent room
- Electrical work is complete for the new rooms
- Installed a 1-ton mini-split HVAC unit to serve the new rooms

I am confident that the work completed to date is code compliant. The plumbing, HVAC and electrical work was done by licensed contractors. The drywall hanging and finishing was done by an individual with extensive commercial drywall experience. The balance of the work I've done myself.

I am respectfully requesting your approval for the acceptance of an Engineer's Affidavit for this work. I have photos of most of the work and am willing to open up and expose whatever the engineer wants to see. This will allow me to move forward immediately with buttoning up the remainder of the work while moving through the permitting and COA approval process. I understand this will be a my risk if the necessary approvals are altered or not obtained for what's already in place.

I have met with Zoning and the necessary setbacks and parking requirements will be met. I have also received feedback from Historical and it appears to just be a matter of window types and additional parking as mentioned above.

I greatly appreciate your consideration of this request. Please let me know if you have any questions or require any additional information.

Sincerely,  
Sean O'Brien

# Appendix B:

## Maps of Subject Property



9TH AVE N

28TH ST N

8TH AVE N

The Kenwood Section  
– Northwest Kenwood Local Historic District

29TH ST N

7TH AVE N

**Community Planning and Preservation Commission**

**730 28th St N**

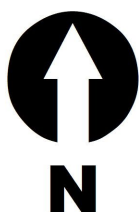
**AREA TO BE APPROVED,**

**CASE NUMBER**

**SHOWN IN**



**22-90200049**



SCALE:  
1" = 120'

9TH AVE N

28TH ST N

8TH AVE N

29TH ST N

7TH AVE N

The Kenwood Section  
- Northwest Kenwood Local Historic District

**Community Planning and Preservation Commission**

**730 28th St N**

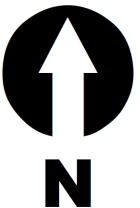
**AREA TO BE APPROVED,**

**SHOWN IN**



**CASE NUMBER**

**22-90200049**



SCALE:  
1" = 120'